

City of Pleasant Hill



Housing Element

Adopted August 19, 2002
Amended March 3, 2003

CONTENTS

Introduction	1
Public Participation.....	1
Evaluation of Previous Housing Element	2
Population and Employment Trends.....	9
Population.....	9
Households	10
Employment.....	12
Housing Needs.....	13
Age Distribution	14
Disabled Population.....	16
Large Families and Overcrowding.....	17
Single-Parent Households.....	17
Persons in Need of Emergency Shelter.....	18
Farmworkers.....	18
Income and Ability to Pay.....	19
Housing Supply	20
Rehabilitation Need	21
At-risk Units.....	22
Affordable Housing Development Potential.....	24
Constraints on Housing Production	28
Governmental Constraints.....	28
Nongovernmental Constraints	32
Consistency with Other General Plan Elements.....	34
Goals, Policies, and Programs	35

TABLES

Table H1. Evaluation of Previous Housing Element.....	3
Table H2. Population Estimates and Projections, 1990-2020	9
Table H3. City/SOI Household and Group Quarters Projections.....	10
Table H4. Ethnic Composition.....	10
Table H5. Household Projections, 1990-2020	11
Table H6. Household Size and Ownership, 2000.....	12
Table H7. Jobs/Housing Balance, 1990-2020	12
Table H8. City Share of Regional Housing Need, 1999-2006.....	14
Table H9. Age Distribution by Percent, 2000-2020	14
Table H10. Household Type for Persons 65 Years and Over, 2000	15
Table H11. Senior and Group Care Facilities, 2001.....	15
Table H12. Mobility, Self-care, and Work Disabilities by Age Group, 1990.....	16
Table H13. Percent of Overcrowding, 1990.....	17
Table H14. Household Type and Presence of Children, 2000.....	18
Table H15. Percent of Income Paid for Housing, 1990.....	19
Table H16. Ownership Affordability, 2000	20
Table H17. Rental Affordability, 2000.....	21
Table H18. Housing Units, 1990 and 2000	21
Table H19. Age of Homes	22
Table H20. Assisted Housing Units	23
Table H21. Vacant Residential Land, 2002	24
Table H22. Potential Sites for Housing, 1999-2006.....	26
Table H23. Development Fees for Pleasant Hill and Selected Cities.....	31
Table H24. Quantified Objectives, 1999-2006.....	48

Introduction

California planning law provides more detailed requirements for the housing element than for any other element of the general plan. The State Legislature has found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." The housing element establishes policies for the community to implement to ensure that all that is publicly possible is being done to provide safe, decent housing for its current and future residents. The City of Pleasant Hill last updated its Housing Element in 1990. In accordance with State law, this Housing Element covers the period from January 1, 1999, through June 30, 2006 (the other General Plan elements extend to 2025).

Article 10.6 of the California Government Code requires each city and county to analyze housing needs and establish goals, policies, programs, and quantified objectives to meet the identified needs. The analysis must address all economic segments of the community, the city's share of the regional housing need, and the housing needs of special groups such as the elderly, disabled, homeless, large families, and single parents. The City must either identify vacant or redevelopable sites that can provide sufficient housing to meet these needs, or include programs in the housing element to identify additional sites or make additional land available for housing.

The fair share of regional housing needs in the city and surrounding Sphere of Influence is derived from the Association of Bay Area Governments (ABAG) Regional Housing Needs Determination (RHND) of March 2001 and population and housing estimates (*Projections 2000* report), the U.S. Census Bureau, and the California Department of Finance (the official source of demographic data for State planning and budgeting).

Public Participation

Government Code §65583(c)(6)(B) requires the City to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." In conjunction with the concurrent update of the City's General Plan, the City Council in November 2000 appointed a broad-based General Plan Policy Task Force with citizens from different geographic areas and economic segments in the city, financial and real estate professionals, decision-makers, and others to provide significant policy guidance. The Task Force included two representatives from the City Council, two from the Planning Commission, one from the Mount Diablo Unified School District, one from Diablo Valley Community College, one from the Pleasant Hill Recreation and Park District, one from the Chamber of Commerce, a local high school student, a member of the Traffic Safety Committee, a representative of the Committee on Aging, a representative of the Citizens' Advisory Committee on redevelopment, a representative of the Education and Schools Advisory Committee, and three citizens appointed at large.

The Task Force met 10 times from May 2001 to May 2002 to formulate General Plan goals, policies, and programs. Housing was discussed at all of the meetings, and community members were given the opportunity to ask questions and recommend

changes to the draft Housing Element goals, policies, and programs. The January and February 2002 meetings were devoted to the economics of commercial and residential uses, with attention to five specific sites with potential for development or redevelopment. The March meeting was devoted entirely to housing. In April 2002 the Planning Commission held a study session on the Housing Element.

In addition to Housing Element input from the Task Force, 15 stakeholders identified by the City as having special knowledge of the community and its land use and housing issues were surveyed and interviewed in 2000 as part of the update of the General Plan and Housing Element. Their comments were used to inform the initial preparation of General Plan goals, policies, and programs, including those for the Housing Element. The interviewees included four of the five City Council members, plus many of the people who became Task Force members, or other representatives of their organizations or agencies, plus a “soccer mom,” a high school student, and a local builder.

Each meeting of the Task Force and Planning Commission is videotaped and rebroadcast, and the Housing Element is posted on the City’s web site (<http://www.ci.pleasant-hill.ca.us>).

Evaluation of Previous Housing Element

The previous housing element sought to increase the proportion of affordable multifamily units, primarily to accommodate larger families and the increasing number of senior citizens. To a considerable extent, the City has been successful in achieving this objective (see *Table H1*).

Another key objective of the previous housing element was conserving and rehabilitating homes. In 1992 the city took a significant step toward preserving its existing housing stock by instituting the Housing Rehabilitation Loan Program, which uses Redevelopment Agency housing set-aside funds to provide low-interest amortized or deferred loans to very low and low income homeowners. In addition, Pleasant Hill is continuing its participation in the County Neighborhood Preservation program, which also extends low interest loans for rehabilitation of owner-occupied and rental housing.

The goals and policies contained in the previous housing element were appropriate to meet the housing needs of the city. This updated element builds on that foundation, while taking into account the fact that the city is substantially developed and few (though significant) prospects remain to increase housing opportunities. This element contains specific implementation programs, quantified objectives and an aggressive below market rate housing program. Another priority of this housing element is conservation and rehabilitation of existing homes.

Table H1. Evaluation of Previous Housing Element

Program	Quantified Objective	Achievement	Further Progress Needed
Goal 1: Maintain and create a diversity of housing			
<i>Policy 1 - Implement Housing Element programs</i>			
<i>Program 1.1 - Establish a Housing Advisory Committee</i>		Redevelopment Advisory Committee now fills this role.	The Redevelopment Advisory Committee will continue in this role.
<i>Program 1.2 - Encourage affordable housing in every residential development, and for every non-residential proposal, consider a mix of uses that includes housing.</i>		City staff provides developers with information regarding affordable housing and mixed-use opportunities. The City's Zoning Ordinance includes affordable and inclusionary regulations.	No other language needed. Zoning Ordinance language provides direction and sets parameters.
<i>Policy 2 - Monitor residential and job producing development to maintain jobs and employed resident balance.</i>			
<i>Program 2.1 - Prepare an annual report that describes the amount and type of commercial development.</i>		Annual vacant land inventory provided to ABAG annually since 1982.	
<i>Policy 3 - Active leadership in implementing Housing Element policies and programs.</i>			
<i>Program 3.1 - Annual report on amount and type of housing activity tied to updated summary of the City's housing needs.</i>		Not done.	Have Housing Coordinator prepare annual report.
<i>Program 3.2 - Work with TRANSPAC and the other transportation sub-regions to maintain jobs/housing balance and limit traffic congestion</i>		There have not been any new housing development proposals that generate 100 or more peak hour trips per day.	Continue to monitor housing development and traffic congestion.
Goal 2: Encourage a variety of housing			
<i>Policy 4 - Consider construction of small-lot, single-family units and single-family attached units.</i>			
<i>Program 4.1 - Adopt state required density bonus levels.</i>		Zoning ordinance 35-5.6 B8 allows a flexible density bonus.	Continue to promote density bonus.
<i>Program 4.2 - 10 to 15 percent of all housing projects of more than 5 units affordable to low- and moderate-income occupants.</i>	151 units	Inclusionary zoning adopted (Zoning Ordinance 35-5.6B).	Continue to promote affordable housing through inclusionary ordinance.
<i>Policy 5 - Participate in programs assisting production of affordable units.</i>			
<i>Program 5.1 - Participate with County in programs that assist households in purchase of their first home.</i>	5 units	City participates in Mortgage Credit Certificate (MCC) program with County. Redevelopment Agency has provided funds for affordable housing.	Continue participating in County MCC program.
<i>Program 5.2 - Require an "in-lieu" fee from developers.</i>		Planning commission may approve in-lieu fees after finding that including affordable housing in development is not feasible.	Consider standardizing in-lieu fee (i.e. x\$ per sq ft of total living space).

Program	Quantified Objective	Achievement	Further Progress Needed
Goal 3: Preserve affordable housing			
<i>Policy 6 - Ensure that units produced for low- and moderate-income households are maintained as affordable units.</i>			
<i>Program 6.1 - Prohibit conversion of affordable units to market rate for 30 years.</i>		Zoning Ordinance 35-5.6B6 provides for minimum period of affordability 20 years, or longer if required by financing or subsidy program.	Change affordability minimums in Zoning Ordinance from 20 to 30 yrs.
<i>Program 6.2 - Work with owners of assisted housing at risk of converting to market rate to maintain subsidized units.</i>		Two projects with a total of 122 units were identified as "at-risk" during the previous housing element period: The Chateau III and Pleasant Hill Village. Because Pleasant Hill Village opted out of the HUD Section 8 program, the City provided the senior residents with information about the conversion. The tenants can use their vouchers to stay as long as they desire or move to any eligible rental unit. For Chateau III, the City issued \$10,355,000 Variable Rate Multifamily Housing Revenue Bonds.	Continue to monitor assisted housing for at-risk conversions. Continue to support applications for alternate sources of funding and consider the use of redevelopment housing set-aside funds in such actions.
<i>Program 6.3 - Ensure that occupants of BMR units meet income requirements.</i>		City monitors compliance of BMR units through annual reports submitted by owners of assisted BMR units.	Continue monitoring for compliance with BMR requirements.
<i>Program 6.4 - Require resale and rental controls on BMR units.</i>		See program 6.3	
<i>Policy 7 - Provide incentives for senior housing, and housing for the developmentally, mentally and physically disabled.</i>			
<i>Program 7.1 - Establish a Housing Trust Fund</i>	35 lower income units	Redevelopment Agency Housing Set-aside. These funds are used for the Housing Rehab program. City also has a dedicated account for in-lieu funds.	Continue using Redevelopment Housing Set-Aside funds for housing rehab loan program. Spend in-lieu funds only for affordable housing.
<i>Program 7.2 - Consider granting density bonuses in addition to those required by state law for senior housing projects.</i>	120 senior units	Senior housing project on Oak Park Blvd received increased density bonus.	Continue granting density bonuses for senior housing.
<i>Program 7.3 - Apply for State and federal funds, and encourage the use of private financing mechanisms.</i>		Redevelopment, CDBG, and tax credit funds were used to make 99 of 100 units at Hookston Senior Homes and all 70 units at Grayson Creek affordable to very low and low income households.	Continue applying for state and federal monies and leveraging private funds.
<i>Program 7.4 - Use redevelopment housing set-aside funds to fund housing programs.</i>		Redevelopment Agency low/moderate income housing fund currently has \$450,000. \$2.2 million has been expended on housing projects, including Grayson Creek and the housing rehab program.	Continue the housing rehab program. Develop first-time homebuyer program.

Program	Quantified Objective	Achievement	Further Progress Needed
<i>Program 7.5 - Invite non-profit housing developers to work with the City in promoting and encouraging affordable housing.</i>		The City worked with Affordable Housing Associates and provided redevelopment funds to facilitate the purchase and rehabilitation of the 100-unit Hookston Manor project, which has 99 units affordable to very low and low income households. The City worked with BRIDGE Housing to facilitate construction of a 70-unit very low income Grayson Creek project.	Continue to work with non-profit housing developers to provide affordable housing in the City.
<i>Program 7.6 - Encourage limited equity residential cooperatives.</i>		A 32-unit cooperative completed in 2000, Pleasant Hill Co-housing has a number of low and moderate income owners as determined by a 2002 survey of the current owners.	Continue to encourage cooperative housing.
<i>Program 7.7 - Provide developers the opportunity to use tax-exempt revenue bonds.</i>		Although revenue bonds have been used in the past, none were issued in the 1990 Housing Element period.	Issue revenue bonds if the opportunity arises.
Goal 4: Diversity in tenure, type, size, location and price			
<i>Policy 8 - Maintain a balance of new residential development in response to demand resulting from employment growth.</i>			
<i>Program 8.1 - Encourage a mix of land uses and residential densities.</i>		The city continues to allow housing with a use permit in RB (retail) and PAO (office) zones. Residential districts allow between 2.2 and 38.6 units per acre. 32 units were constructed in the Downtown RB zone (Crescent Walk).	Continue to allow mixed use.
<i>Program 8.2 - Allow land designated for office uses to accommodate residential development.</i>		Rezoned a 5.6-acre site at 100 Hookston Road and approved a 46-unit project (Village Square I and II). The developer paid a fee of \$160,000 in-lieu of developing two low-income units.	Continue allowing mixed use.
<i>Policy 9 - Allow a variety of housing types</i>			
<i>Program 9.1 - Encourage residential care and skilled nursing facilities for seniors.</i>		Congregate care and residential care are permitted uses in all residential zones. Several long-term residential care facilities have recently begun operation in the City in residential zones. 278 units built (Chateau III, St. Teresa and Aegis)	Continue encouraging residential care and skilled nursing facilities for seniors.
<i>Program 9.2 - Develop a public relations program to publicize second unit ordinance.</i>	25 units	City relies on verbal communication with developers. 40 second units were constructed during the planning period.	Increase City promotion of second unit ordinance.
<i>Program 9.3 - Allow manufactured housing in residential districts.</i>		Accomplished (Zoning Ordinance 35-5.6E). One manufactured home built during the previous Housing Element period.	Continue to allow manufactured housing in residential districts.

Program	Quantified Objective	Achievement	Further Progress Needed
<i>Policy 10 - Ensure new development is compatible with surrounding neighborhoods.</i>			
<i>Policy 11 - Support efforts to provide temporary shelter for homeless persons.</i>			
<i>Program 11.1 - Allow emergency shelters and transitional housing in industrial and public/semi-public districts.</i>		Accomplished (Zoning Ordinance Schedule 35-6.2). The City approved a proposal for a transitional shelter in an apartment building.	Continue allowing emergency and transitional housing in City.
<i>Program 11.2 - Monitor statistics regarding homeless shelter needs.</i>		The City, as part of the Contra Costa Consortium, monitors homeless needs through the Consolidated Plan.	Continue to participate in regional efforts.
<i>Program 11.3 - Investigate a homeownership assistance program.</i>		The Housing Coordinator has been investigating using redevelopment housing set-aside funds for a first-time homebuyer assistance program.	Housing Coordinator will propose homeownership assistance program during the next housing element cycle.
<i>Program 11.5 - Facilitate projects for Disabled Persons Housing.</i>		None	Continue to promote this type of housing.
<i>Program 11.6 - Encourage housing for the mentally disabled.</i>		None	Continue to promote this type of housing.
<i>Policy 12 - Prohibit conversion to condominiums if conversion would reduce rental apartments to less than twenty percent of housing stock.</i>			
<i>Program 12.1 - Enforce condominium conversion ordinance.</i>		No conversions approved.	
<i>Policy 13 - Encourage interjurisdictional development of affordable housing.</i>			
<i>Program 13.1 - Work with neighboring jurisdictions to jointly develop affordable housing.</i>		The City administers Walnut Creek's housing rehab program and has worked with Contra Costa County to jointly fund several affordable housing projects.	Continue to administer the Walnut Creek Housing Rehab program and work with Contra Costa County.
Goal 5: Increase opportunities to develop safe, sanitary and decent housing			
<i>Policy 14 - Remove constraints to production of housing.</i>			
<i>Policy 15 - Shorten review process for affordable and special need housing.</i>			
<i>Program 15.1 - Evaluate existing review procedures and determine ways to reduce the costs of infrastructure.</i>		City revised Zoning Ordinance and procedures in 1998. City uses all CEQA exemptions to fast-track City review.	
Goal 6: Protect and conserve existing housing stock			
<i>Policy 15 - Maintain quality of neighborhoods.</i>			
<i>Program 15.1 - Retain existing residential zoning and discourage non-residential uses in these zones.</i>		Only one rezoning (residential to non-residential) approved in the 1990s.	
<i>Policy 16 - Preserve existing housing stock in sound condition.</i>			
<i>Program 16.1 - Participate in Neighborhood Preservation program in cooperation with County Housing Authority (CCCHA).</i>	5 units/year; 50 units during HE period	Ongoing program. Made a normal function of Housing Coordinator and Code Enforcement Program.	Continue to promote and participate in the MCC program.

Program	Quantified Objective	Achievement	Further Progress Needed
<i>Program 16.2 - Continue Housing Rehabilitation Loan Program.</i>	<i>5 units/year</i>	Ongoing program. Redevelopment set-aside used to make low interest rehabilitation loans to qualified homeowners -- 66 units since 1992.	Continue this program.
<i>Program 16.3 - Permit rehabilitation of nonconforming residential uses.</i>		Zoning Ordinance allows for "routine maintenance and repair," but does not allow it to be "altered or enlarged unless required by law." Residential structures that are razed and rebuilt may continue nonconformity with yard setbacks.	
<i>Program 16.4 - Conduct a citywide survey to determine the need for State and federal funding for residential rehabilitation.</i>		See Section 7.4 above.	
<i>Program 16.5 - Enforce ordinances that improve the appearance of residential neighborhoods.</i>		The City has two full-time code enforcement officers.	Continue with code enforcement.
<i>Program 16.6 - Monitor residential districts for housing suitable for rehabilitation or code enforcement.</i>		The City has two full-time code enforcement officers.	Continue with code enforcement.
<i>Policy 17 - Provide public services and improvements that enhance neighborhood stability.</i>			
<i>Program 17.1 - Review on a biannual basis the Capital Improvement Program (CIP) to determine priorities.</i>		Ongoing program. CIP modified to emphasize neighborhood stability and safety.	Continue to review and update CIP.
<i>Policy 18 - Facilitate programs.</i>			
<i>Program 18.1 - Determine feasibility of starting house sharing through the City's Senior Center.</i>		Not done.	
<i>Policy 19 - Discourage conversion of residential uses to other uses or higher priced housing.</i>			
Goal 7: Assure equal housing opportunities for all			
<i>Policy 20 - Ensure that individuals and families seeking housing are not discriminated against on the basis of age, sex, family structure, national origin, or other arbitrary factors.</i>			
<i>Program 20.1 Support efforts of organizations working to eliminate discrimination in housing.</i>		Housing Alliance of Contra Costa County did not receive any complaints of housing discrimination in Pleasant Hill during 1990 Housing Element period.	
<i>Program 20.2 - Promptly address complaints of discrimination in the sale, rent, and development of housing.</i>		Housing Coordinator acts as ombudsman for these issues.	Continue to use Housing Coordinator in this capacity.
<i>Program 20.3 - Encourage developers to provide amenities for single heads of households, the disabled, and senior citizens.</i>		Not done.	
Goal 8: Encourage energy conserving practices in existing dwellings and new development			
<i>Policy 21 - Encourage energy conservation practices for new and existing residential dwellings.</i>			
<i>Program 21.1 - Enforce the state's Energy Conservation Standards for new residential construction and additions to existing structures.</i>		Ongoing. Enforced by Building Department; encouraged through Housing Rehab program.	Continue to enforce through building department and encourage through Housing Rehab program.

Program	Quantified Objective	Achievement	Further Progress Needed
<i>Program 21.2 - Encourage innovative designs to maximize passive energy efficiencies.</i>		Accomplished through City's Architectural Review Committee.	Continue to encourage.
<i>Program 21.3 - Disseminate information and support efforts by public utilities to encourage home conservation.</i>		Staff explored possibility of coordinating energy conservation education with CHEERS, a non-profit home energy rating corporation. CHEERS approached City with idea of starting a pilot program to assess citywide energy usage, and educate citizens on ways that various types of energy use can be reduced.	Follow up on CHEERS pilot program concept.
Goal 9: Encourage and support public participation in the formulation and review of the City's housing and development policies			



Local and State Housing Advocates Break Ground at Grayson Creek

Population and Employment Trends

Population

Some U.S. Census data used in this Housing Element are from 1990; 2000 data available in time for this update are included and specifically cited. Most projections are from *ABAG Projections 2000*. Some data and estimates are from the State Department of Finance (DOF). Both ABAG and DOF estimates differ from census data for 2000. For example, ABAG lists city population as 33,300 compared to 32,837 in the Census, and households as 13,450, compared to 13,753 in the Census (see *Table H2*).

All of the population growth in Pleasant Hill in the 1990s occurred in the second half of the decade. (ABAG estimates indicate that the city population actually declined slightly from 1990-1995.) From 1995-2000 the city grew almost 6 percent, an annual rate of 1.12 percent. This growth rate is expected to decrease to 0.65 percent between 2000 and 2005 and even less in later years. By 2020, the final year of current ABAG projections, Pleasant Hill is expected to have 36,200 people living within the city limits.

Table H2. Population Estimates and Projections, 1990-2020

Population	1990	1995	2000	2005	2010	2015	2020
City	31,583	31,500	32,837	34,400	35,000	35,400	36,200
Increase		-83	1,800	1,100	600	400	800
Percent Increase		-0.26%	4.24%	4.76%	1.74%	1.14%	2.26%
Annual Rate of Increase		-0.05%	0.83%	0.93%	0.35%	0.23%	0.45%
Sphere of Influence	5,023	5,100	5,100	5,100	5,100	5,100	5,100
Increase		77	0	0	0	0	0
Percent Increase		1.53%	0	0	0	0	0
Annual Rate of Increase		0.30%	0	0	0	0	0

Source: ABAG Projections 2000, U.S. Census

An additional 5,100 people live in the Sphere of Influence (SOI), about 14 percent of the total city-plus-SOI population. ABAG projections show no growth in the SOI population during the next 20 years. Total population of the City plus SOI is projected to be 41,300 in 2020.

In evaluating housing needs, it is important to distinguish between the household population (those people living in single-family homes, condominiums, apartments, mobile homes or other housing units) and the group quarters population, those people living in institutions such as nursing homes, dormitories, or prisons. Pleasant Hill has only about 500 people living in group quarters (see *Table H3*). ABAG group quarters and household population projections are provided for the City plus SOI only; there is no separate tally for the city alone. Census data from 1990, however, showed 411 people living in group quarters in the city limits, all of whom were residents of nursing homes. The ABAG and Census data indicate that more than 98 percent of residents live in households and less than 2 percent live in group quarters.

Table H3. City/SOI Household and Group Quarters Projections

Population	1990	1995	2000	2005	2010	2015	2020
In Households	36,142	36,100	37,900	39,000	39,600	40,000	40,800
Increase		-42	1,800	1,100	600	400	800
Percent Increase		-0.12%	4.99%	2.90%	1.54%	1.01%	2.00%
Annual Rate of Increase		-0.02%	0.98%	0.57%	0.31%	0.20%	0.40%
In Group Quarters	464	500	500	500	500	500	500
Increase		36	0	0	0	0	0
Percent Increase		7.87%	0.00%	0.00%	0.00%	0.00%	0.00%
Annual Rate of Increase		1.53%	0.00%	0.00%	0.00%	0.00%	0.00%

Source: ABAG, Projections 2000

The minority population of Pleasant Hill represents a small but growing proportion of the total population (see *Table H4*), although the percentage is significantly lower than that in the county. Pleasant Hill experienced an increase in number of people of Hispanic and Asian origin, as immigration from these areas to the San Francisco Bay Area continues. Those identified by the Census as “Hispanic” climbed from 7 percent in 1990 to 8.1 percent in 2000, and “Asian” rose from 7 percent to 11.5 percent.

Table H4. Ethnic Composition

Population Group	1990		2000	
	Number	Percent	Number	Percent
White (non-hispanic)	26,654	84.4%	25,139	73.5%
Black	363	1.1%	682	2.0%
Hispanic (all races)	2,153	6.8%	2,767	8.1%
Native-American (non-hispanic)	329	1.0%	427	1.2%
Asian/Pacific islander	2,069	6.6%	3,927	11.5%
Other (non-hispanic)	17	0.1%	1,238	3.6%
Total	31,585	100.0%	*34,180	100.0%

Source: U.S. Census 1990 and Census 2000, Table DP-1.

*Exceeds city population because individuals may report more than one race.

Households

The Census Bureau defines a household as “a person or group of persons who live in a housing unit.” The people who make up a household do not have to be related. ABAG estimates the number of households separately for the city and SOI. ABAG projections show the number of households declining in the SOI while continuing to increase in the city (see *Table H5*). Comparing household growth with population growth shows that while population increased much faster than the number of households from 1995-2000, the growth rates are expected to move closer together, and the rate of household growth will eventually overtake population growth (see *Figure H1*). As a result, average household size will eventually decline in Pleasant Hill, contrary to trends for the county

and state, where household size is expected to continue to increase. This is consistent with projections of an increasing proportion of elderly people, who tend to live in smaller households.

Two-person households are the most common in Pleasant Hill. In 2000, only 6 percent of all households had more than four persons (see *Table H6*). The 2000 Census also shows that owners occupy 63.5 percent of housing units (up from 62 percent in 1990), and the vacancy rate is 0.5 percent for ownership units and 1.4 percent for rental units.

Table H5. Household Projections, 1990-2020

Households	1990	1995	2000	2005	2010	2015	2020
City Only	13,003	13,060	13,450	13,750	13,990	14,190	14,580
Increase		57	390	300	240	200	390
Percent Increase		0.44%	2.99%	2.23%	1.75%	1.43%	2.75%
Annual Rate of Increase		0.09%	0.59%	0.44%	0.35%	0.28%	0.54%
SOI	2,135	2,040	2,000	1,940	1,940	1,930	1,980
Increase		-95	-40	-60	0	-10	50
Percent Increase		-4.45%	-1.96%	-3.00%	0.00%	-0.52%	2.59%
Annual Rate of Increase		-0.91%	-0.40%	-0.61%	0.00%	-0.10%	0.51%

Source: ABAG, Projections 2000

Figure H1. Population and Household Growth Rates, 1995-2020

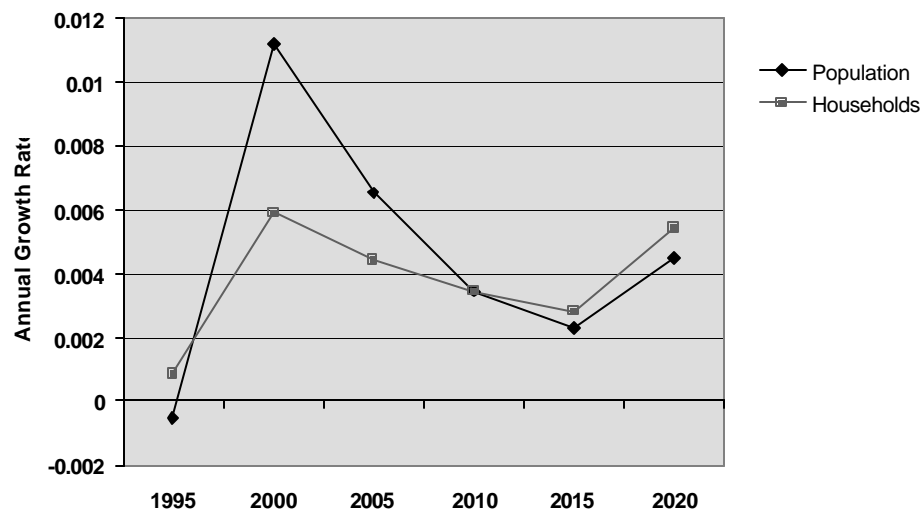


Table H6. Household Size and Ownership, 2000

Persons/ HH	Owner	Renter	Total	Percent
1	1,926	2,078	4,004	29
2	3,251	1,585	4,836	35
3	1,495	708	2,203	16
4	1,431	438	1,869	14
5	437	154	591	4
6	127	42	169	1
7 or More	60	21	81	1
Total	8,727	5,026	13,753	100

Source: U.S. Census

Employment

The effect of employment trends on planning for housing is measured through the ratio of jobs to housing. If a city does not have enough units to house the workers employed in the city, the cost of housing is pushed up as people compete for the limited number of units. Workers who lose out in that competition must find housing elsewhere and commute to work, increasing traffic problems in and between the cities where they live and work.

The jobs/housing balance can be expressed in two ways: as the ratio of jobs to households; or as the ratio of jobs to employed residents (see *Table H7*). In the Bay Area, there are 1.42 workers per household, so a city that has more than 1.42 jobs per household will have a jobs/housing imbalance. In the economy as a whole, there would be one employed resident for every job (ignoring unfilled jobs), so a city with more than one job per employed resident would also have a jobs/housing imbalance.

Table H7. Jobs/Housing Balance, 1990-2020

Component	1990	1995	2000	2005	2010	2015	2020
Jobs	16,900	16,700	18,980	19,730	20,450	21,350	22,470
Households	15,138	15,100	15,450	15,690	15,930	16,120	16,560
Employed Residents	21,796	20,500	22,400	23,700	24,900	25,400	26,300
Jobs per Household	1.12	1.11	1.23	1.26	1.28	1.32	1.36
Jobs per Employed Resident	0.78	0.81	0.85	0.83	0.82	0.84	0.85

Source: ABAG Projections 2000

Pleasant Hill currently has more housing than needed to accommodate the number of jobs in the city, with 1.23 jobs per household and 0.85 jobs per employed resident. Pleasant Hill is thus a net provider of housing for those who work in other communities. The jobs/housing ratio is expected to remain stable throughout the period covered by ABAG projections.

Housing Needs

As part of the housing element law, the State has adopted a process for determining each local jurisdiction's fair share of regional housing needs. The process begins with the state Department of Housing and Community Development (HCD) meeting with each regional council of governments to determine the need for new housing in that region. The regional council of governments is then required to determine what share of that regional housing need should be assigned to each city and county. The requirements for each jurisdiction include a share of housing needs for all income levels: very low income (less than 50 percent of the area median income); low income (50-80 percent of median income); moderate income (80-120 percent of median income); and above moderate income (more than 120 percent of median income).

ABAG and HCD determined that the nine-county Bay Area has a need for 230,743 new housing units during the period from January 1, 1999 to July 1, 2006. ABAG allocated shares of this need to cities by calculating each city's share of the projected increase in the number of jobs and households during that period. Cities are also assigned a share of the housing needs for their spheres of influence. Pleasant Hill's share of regional housing needs is 714 units over the 7.5-year period, or 95 units per year: 18 percent of the units are needed for very low income households, 11 percent for low income households, 25 percent for moderate income households, and 46 percent for above moderate income households (see *Table H8*).

Cities are not expected to actually produce this number of units; it is assumed that production of housing will be carried out primarily by the private sector and will be affected by market conditions and other factors beyond a city's control. Instead, the City must create conditions through zoning and land use policies that would allow the private sector to construct the targeted number of units. If the Housing Element shows that current conditions would not permit meeting the targets, the City is expected to develop policies and programs to create conditions under which the units could be constructed. These policies and programs can include rezoning or other changes in land use policies, direct City subsidies to developers, or participation in County, State, or federal programs to assist in the production of housing.

The 714 units assigned as Pleasant Hill's fair share include 73 units attributable to the unincorporated sphere of influence even though ABAG projections show no increase in population projected for the SOI and predict a decline in the number of SOI households. *Table 8* shows that since counting toward the 1999-2006 regional housing needs requirement began (on January 1, 1999), 337 units have already been constructed. *Table H8* includes 32 very low and 20 low income price-restricted rental units preserved at Hookston Manor, 12 low income owner-occupied units assisted by the City Housing Rehabilitation Loan program, and 7 very low income units at Pleasant Hill Co-housing that qualify based on owner income.

Table H8. City Share of Regional Housing Need, 1999-2006

Income Category	% of City 1990	Units 1999-2006	Conventional Provided	Assisted Provided	Add'l. Needed
Very Low (<50% median)	16	129	0	109	20
Low (50-80% median)	11	79	7	54	18
Moderate (80-120% median)	23	175	44	0	131
Above Moderate (>120% median)	50	331	197	0	134
Total	100	714	248	163	303

Age Distribution

The population of Contra Costa County is aging: people over 65 years old made up only 11 percent of the population in 1990, but are estimated to be 20 percent of the population in 2020 (ABAG provides age projections only at the county level). Pleasant Hill in 1990 had a slightly higher proportion of elderly (12 percent projected by ABAG for 2000, compared to an actual 13.2 percent according to Census 2000). The aging trend is expected to follow the pattern in the rest of the county (see *Table H9*).

Table H9. Age Distribution by Percent, 2000-2020

Age Group	2000	2005	2010	2015	2020
<19	28	27	26	25	25
20-39	26	25	25	26	26
40-64	33	34	33	31	29
65+	12	13	15	18	20
<i>Median Age</i>	<i>36.7</i>	<i>37.6</i>	<i>38.1</i>	<i>38.6</i>	<i>39.1</i>

Source: ABAG Projections 2000

Although ABAG projected that the proportion of people in Pleasant Hill under 19 years old would decline from 28 percent in 2000 to 25 percent in 2020, the 2000 Census indicates that this population segment had already dropped to 23.5 percent. The Census also listed the median age in the city as 39 years, indicating that aging of the local

population is probably occurring more rapidly than projected. About half of seniors lived in family households in 2000, either with a spouse, children or other relatives (see *Table H10* and *Figure H2*). Elderly women were more likely to live alone: 37 percent of women over 65 lived alone in 2000, compared to 10 percent of senior men.

Elderly individuals on fixed incomes may find themselves in need of affordable housing and/or housing cost assistance. Seniors may also require



Aegis Senior Housing

assistance with domestic chores and activities, such as driving, cooking, cleaning, showering or even climbing stairs. For elderly people who live alone, or who don't have relatives able to care for them, the need for assistance may not be met.

Table H10. Household Type for Persons 65 Years and Over, 2000

Household Type	2000	
	Number	Percent
Family Households	1,352	50%
Group Quarters	79	3%
Male Living Alone	284	10%
Female Living Alone	1,024	37%
Total Households 65 Years and Over	2,739	100%

Source: U.S. Census

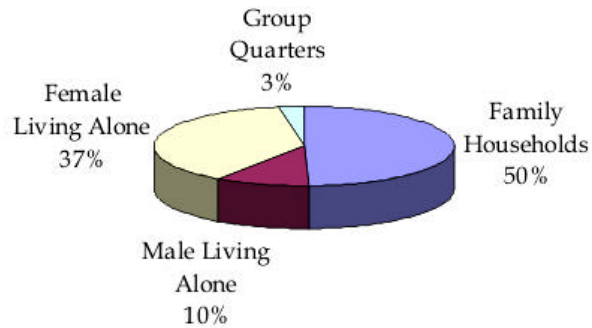
Table H11. Senior and Group Care Facilities, 2001

Facility	Units	Location	Financing
<i>Senior Housing</i>			
Aegis	76	1660 Oak Park Boulevard	Private
Hookston Manor	100	80 W. Hookston Road	HUD Section 8
Pleasant Hill Village	101	100 Boyd Road	HUD Section 8
Ellinwood	152	400 Longbrook Way	Mun. Rev. Bond
The Chateau I	112	2770 Pleasant Hill Road	Tax-Exempt Bonds
Chateau III	131	175 Cleaveland Road	Tax-Exempt Bonds
<i>Total</i>	<i>672</i>		
<i>Group Care Facilities</i>			
	Beds		
Baywood	166	550 Patterson Boulevard	Private
St. Teresa (SNF)	162	540 Patterson Boulevard	Private
Rosewood (ICF/SNF)	117	1911 Oak Park Boulevard	Private
Oak Park (SNF)	45	1625 Oak Park Boulevard	Private
The Chateau II	37	2770 Pleasant Hill Road	Private
P.H. Village	152	100 Boyd Road	Private
<i>Total Group Care</i>	<i>679</i>		

Source: Crawford Multari & Clark, 2000.

There are 672 residential and 679 group care units for seniors in Pleasant Hill (see *Table H11*). There also are at least 49 smaller senior care facilities located throughout the city. There is approximately one senior unit for every 29 residents, which is a higher ratio than for other cities in the county. Of senior householders in 2000, 70 percent were owners. In meeting the needs of the increasing elderly population, the following factors must be considered:

- limited remaining sites suitably zoned for senior housing;
- decreasing State and federal funding to provide additional housing for seniors; and
- physical and/or other restrictions that may limit seniors' ability to maintain their own health and/or the condition of their home.

Figure H2. Senior Households, 2000

Disabled Population

Disabilities may affect a person's housing needs in two ways: a mobility or self-care limitation may require modifications to housing to accommodate the disability; and a work disability may limit a person's ability to afford adequate housing. Some individuals may have more than one type of disability.

Disabilities are much more common among the elderly population: 30 percent of seniors have some form of disability, compared to only 8 percent for people 16-64 years old (see *Table H12*). Eleven percent of seniors reported having both a work disability and mobility/self-care limitations. Only 3 percent reported having a mobility or self-care limitation only, and 16 percent reported having a work disability only. Appropriate modifications to housing units can assist those with mobility and self-care limitations to remain in their homes or to find housing.

Table H12. Mobility, Self-care, and Work Disabilities by Age Group, 1990

Age Group and Disability Type	Persons	Percent
16 to 64 Years		
Work Disability and Mobility/Self-care Limitation	364	2%
Work Disability Only	1,033	5%
Mobility/Self-care Limitation Only	250	1%
No Disabilities	20,088	92%
Total 16-64 Years	21,735	100%
65 Years and Over		
Work Disability and Mobility/Self-care Limitation	390	11%
Work Disability Only	540	16%
Mobility/Self-care Limitation Only	107	3%
No Disabilities	2,406	70%
Total 65 Years and Over	3,443	100%

Source: U.S. Census 1990 STF3A, Table P68

Housing assistance programs for lower income households can help those whose incomes are limited by work disabilities. State Administrative Code Title 24 requires that

places of employment, housing, public accommodation, commercial facilities, transportation, communications and public services be accessible to persons with disabilities.

Large Families and Overcrowding

Only 6 percent of Pleasant Hill households had five or more persons in 2000 (see *Table H6*). Large households who are renters may experience significant housing problems due to the low number of rental units (estimated at less than 25 percent) with three or more bedrooms.

While large households may often be overcrowded (defined as more than one person per room), smaller households may also find themselves in overcrowded conditions when their incomes are too low to afford adequate housing. Overcrowding does not appear to be a major problem in Pleasant Hill (see *Table H13*). Only 4 percent of renter households and 1 percent of owner households are overcrowded.

Table H13. Percent of Overcrowding, 1990

Persons per room	Owners		Renters	
	Households	Percent	Households	Percent
1 or less	7,970	99%	4,720	96%
1.01 to 1.50	86	1%	64	1%
1.51 or more	29	~0%	135	3%
Total	8,085	100%	4,919	100%

Source: U.S. Census 1990 STF3A, Table H69

Single-Parent Households

Table H14 shows that about 12 percent of Pleasant Hill households are single-parent families. Most of these are headed by women. Even though the number of single-parent families is relatively small, housing problems for this group can be significant. Bay Area households have an average of 1.4 workers per household, so any household with only one person able to earn wages is at a significant disadvantage in the housing market. Single parents may also have to take more time off from work to care for their children. Many single-parent households are also at a high risk of becoming homeless because of their lower incomes and the lack of affordable housing and support services. Planning for housing development to serve single-parent families may require on-site child-care facilities.

Table H14. Household Type and Presence of Children, 2000

Household Type	Households	Percent
Married-couple with own children under 18	2,981	22%
Married-couple without own children under 18	3,678	27%
Male Householder, no wife present	494	4%
Female Householder (no husband present) with own children under 18	624	4%
Female Householder (no husband present) without own children under 18	621	4%
Non-family Households	5,355	39%
Total	13,753	100%

Source: U.S. Census

Persons in Need of Emergency Shelter

State housing element law requires the analysis of the special housing requirements of persons and families in need of emergency shelter, and identification of adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate the development of emergency shelters and transitional housing.

Pleasant Hill participates in countywide efforts to assist the homeless and those in need of temporary shelter. The County Homeless Plan is overseen by the Homeless Continuum Of Care Advisory Board. This board is made up of three consumer representatives, two homeless advocates, two citizens-at-large, three agency representatives, three city representatives and two representatives each from voluntary organizations, the faith community, business, and County, State and federal agencies.

The primary police department contact with the homeless is a group of about a dozen men with drug and alcohol abuse problems. On average, 50 people, including several women, lack permanent shelter in the city. Most of the homeless pass through the city after one or two nights, and about half of them sleep in cars. Occasionally car-based transient groups have been observed to include children. Housing Policy 4B and accompanying programs provide for transitional and emergency shelter facilities in specific zoning districts. One project, Interfaith Transitional Housing at 2387 Lisa Lane, has already received City approval for a 28-unit facility.

The Housing Alliance and Shelter, Inc. are countywide nonprofit organizations that address homelessness issues by providing services in Martinez including revolving loan and cash assistance programs to help people re-establish and maintain permanent housing; a rental deposit guarantee program that guarantees to landlords that formerly homeless people will repay move-in costs; family counseling; and information and referral services.

Farmworkers

Pleasant Hill has only one small (less than 20 acres), remaining working farm – on the Mangini-Delu property.

Table H15. Percent of Income Paid for Housing, 1990

Income Group	Owners		Renters		All Households	
	Number	Percent	Number	Percent	Number	Percent
Less than \$20,000:						
Less than 30 percent	377	54%	128	10%	505	25%
30 percent or more	291	42%	1,129	84%	1,420	70%
Not computed	24	3%	88	7%	112	5%
Total Households <\$20,000	692	100%	1,345	100%	2,037	100%
\$20,000 to \$34,999:						
Less than 30 percent	722	64%	616	49%	1,338	56%
30 percent or more	404	36%	627	50%	1,031	43%
Not computed	0	0%	13	1%	13	1%
Total Households \$20,000-\$34,999	1,126	100%	1,256	100%	2,382	100%
\$35,000 to \$49,999:						
Less than 30 percent	738	56%	724	75%	1,462	64%
30 percent or more	585	44%	232	24%	817	36%
Not computed	0	0%	10	1%	10	0%
Total Households \$35,000-\$49,999	1,323	100%	966	100%	2,289	100%
\$50,000 or more:						
Less than 30 percent	3,092	72%	1,303	96%	4,395	78%
30 percent or more	1,182	28%	30	2%	1,212	22%
Not computed	0	0%	19	1%	19	0%
Total Households >\$50,000	4,274	100%	1,352	100%	5,626	100%
Total Units	7,415		4,919		12,334	

Source: U.S. Census 1990, STF3A, Table H50, H59

Income and Ability to Pay

The 1990 Census data (used to calculate regional housing need) showed that 50 percent of Pleasant Hill households earned more than 120 percent of the area median income, compared to 42 percent for the region as a whole. Only 16 percent of households earned less than 50 percent of median income, compared to 21 percent for the region.

Despite these high incomes, overpayment for housing is a problem for many Pleasant Hill households, particularly renters. About 36 percent of households were paying more than 30 percent of income for housing in 1990 (see *Table H15*). Thirty percent of income is generally considered to be the amount that a household can afford to spend for housing. If a household spends more than 30 percent it is considered to be overpaying for housing.

Overpayment is much more of a problem for people with limited incomes. Of those earning less than \$20,000 in 1989 (approximately equal to the very low income category described above), 70 percent were overpaying, including 84 percent of renters and 42 percent of owners. Renters are more likely to be overpaying in all except the highest income category. A significant 28 percent of owners earning more than \$50,000 a year were overpaying for housing.

The problem of overpayment has become worse over the last decade as Bay Area housing prices have risen to extreme levels. The average home price in Pleasant Hill in mid-2000 was \$280,000, up 9 percent over the previous year. In April 2002 the multiple listing service for Contra Costa County included 25 single family homes for sale in Pleasant Hill, with asking prices ranging from \$325,000 to \$780,000. Nine condominiums were listed for sale, ranging in price from \$200,000 to \$400,000.

Comparing home prices with the amount that a household would usually be expected to pay for housing (see *Table H16*) indicates that nearly half of city residents (those below median income) could not afford to purchase a single-family home. Low-income households could afford to buy some condominiums, although very few were offered for sale. Moderate-income households could afford to buy homes at the lower end of the range, but the homes at the high end of the range could probably be purchased only by those willing and able to pay much more than 30 percent of their income for housing.

Table H16. Ownership Affordability, 2000

Income Category	% of median income	Income Limit 4-person household	Affordable Home Price
Very Low	50	\$37,250	\$144,303
Low	80	58,000*	224,687
Median	100	74,500	288,606
Moderate	120	89,400	346,327

Sources: US HUD PDR-2002-02; Knox & Associates.

Assumes 30% of gross income spent for mortgage and interest, 3% downpayment and 7%, 30-year fixed-rate loan.

*Decreased by HUD under its practice to "adjust for areas with unusually high or low incomes or housing costs."

Pleasant Hill rents would generally be affordable except to large families or those with very low incomes. Rents for apartments in April 2002 ranged from \$750-\$1200 for studio and one-bedroom units to \$950-\$1500 for two-bedroom units. A low-income household (80 percent of area median) could afford one-bedroom and some two-bedroom apartments, and median-income households could afford two-bedroom apartments (see *Table H17*). A very low income household, however, would be limited to a studio or lower end one-bedroom unit. Large families would find the rental situation particularly acute, and very few apartments with three or more bedrooms are typically available in the city.

Housing Supply

California Department of Finance estimates show 14,114 housing units in Pleasant Hill in January 2000. Most of these were single-family units, although 26 percent were in buildings with more than five units (see *Table H18*). Pleasant Hill has very few buildings of 2-4 units or mobile homes. Recent construction shows a shift toward more multifamily units: 63 percent of units constructed in 1990-2000 were in buildings of five or more units. However, these units were built in a small number of projects and may not represent a trend.

Table H17. Rental Affordability, 2000

Income Category	% of median income	Income Limit 4-person household	Affordable Rent
Very Low	50	\$37,250	\$931
Low	80	58,000	1,450
Median	100	74,500	1,863
Moderate	120	89,400	2,235

Source: US HUD PDR-2002-02. See Notes to Table 16

Housing construction in Pleasant Hill was slow in the 1990s. The State estimates that 472 units were built from 1990 through 1999, while City building department records show 558 homes built during the decade. Either figure would make the 1990s the slowest decade for housing construction since before 1940.

Table H18. Housing Units, 1990 and 2000

Type of Unit	1990	2000	% of Total Units	Change 1990-2000	% of New Units
Single-Family Detached	8,118	8,298	59%	180	39%
Single-family Attached	1,457	1,468	10%	11	2%
2-4 Units	656	637	5%	-19	-4%
5 Plus Units	3,363	3,653	26%	290	63%
Mobile Homes	58	58	0%	0	0%
Total Housing Units	13,652	14,114	100%	462	100%

Source: California Department of Finance; Pleasant Hill Planning Department

Rehabilitation Need

The need for rehabilitation of housing is generally a function of age and maintenance level. About half of the homes in Pleasant Hill are less than 30 years old and unlikely to need rehabilitation unless normal maintenance has been neglected (see *Table H19*). Homes built before 1970 are more likely to need rehabilitation. The one-third of the housing stock built between 1940 and 1960 may require replacement of basic plumbing, heating, and electrical systems (if not already upgraded), and the small number of houses more than 60 years old could be in serious need of rehabilitation.

The maximum life expectancy of a typical roof, concrete driveway, and other housing components is about 40 years. Information from the Contra Costa County Tax Assessor's office shows that 40 percent of the housing units in Pleasant Hill were built before 1961. A "windshield survey" in 2002 of older neighborhoods (Gregory Gardens, Sherman Acres, Poet's Corner, College Park, and Fair Oaks) concluded that about half of the units in those areas (1,775 homes) were candidates for rehabilitation; however, City assistance funds are available only to very low and low income households.

Rehabilitation needs can be complicated by an aging population and high housing costs. Elderly people may be less able to maintain their homes, and people paying a high

proportion of their incomes for mortgage may have little left over for maintenance and replacing major building components. High housing costs can also lead to more rapid deterioration as more people crowd into units to afford rents or mortgages. To meet this need, the Redevelopment Agency created the Housing Rehabilitation loan program in 1992. This comprehensive program makes low-interest loans to qualified homeowners for the rehabilitation of their residences. Most loans repayments (including interest), are deferred until the home is sold.

Table H19. Age of Homes

Year Built	Number	Percent
1939 or earlier	175	1%
1940 - 1949	1,594	11%
1950 - 1959	3,283	23%
1960 - 1969	2,106	15%
1970 - 1979	2,775	20%
1980 - 1989	3,720	27%
1990 - 1999	461	3%
Total Units	14,114	100%

1990 Census; CA Department of Finance

At-risk Units

Housing elements are required by State law to include an inventory and analysis of federally assisted multifamily housing units "at risk" of conversion to market-rate housing. The inventory has to account for all units for which subsidies expire within the period starting at the statutory date for housing element revision and running for the following 10 years.

A total of 310 affordable or below market rate units (2 percent of the City's total housing stock) have been developed in the city through the utilization of Redevelopment Housing Set-aside, HCD Multifamily Housing Program, federally subsidized Section 221 (d)(4), Section 8 or Section 202 programs, Community Development Block Grants, and through tax-exempt bond financing (see *Table H20*). Additional funding available to preserve at-risk units in the city include federal HOME Program funds and administrative fees collected by the County Housing Authority. Local entities capable of acquiring and managing at-risk units in Pleasant Hill include Affordable Housing Associates and SHELTER Inc., which have expressed interest in working with the City to preserve housing affordability.

Only 25 subsidized units in Pleasant Hill are at risk of conversion to market rate during the 10-year period from 2002-2012. All of these are non-elderly apartments at 102 Chilpancingo Parkway (Chilpancingo Vista). Preserving these units would require a subsidy of about \$200 per unit per month or \$60,000 per year, while replacing the units would cost roughly \$5,700,000.

The previous housing element noted that some units subsidized under the federal Section 8 rental subsidy program would be lost before 1999. In fact, the Pleasant Hill Redevelopment Agency (RDA), consistent with the City's continuing commitment to affordable housing, recovered 99 such units previously lost. The City of Pleasant Hill facilitated the purchase and rehabilitation of Hookston Manor by a nonprofit housing provider, Affordable Housing Associates of Berkeley (AHA), by providing \$500,000 of the \$8.6 million cost. The City Redevelopment Agency held a public hearing on the matter on December 7, 1998, and authorized a \$500,000 loan which will be waived if the project's affordability is maintained for 55 years. The County contributed \$500,000 from federal CDBG funds, the State provided \$450,000 through an affordable housing grant, and the California Housing Finance Agency (CalHFA) issued \$4.25 million in tax exempt bonds.

Hookston Manor was built as a 100 unit, senior, affordable apartment project. It was initially and for many years occupied exclusively by senior Section 8 Certificate holders, but its 20-year affordability restrictions expired in 1995. The owner purchased the property just as TEFRA, the federal Tax Equity and Fiscal Responsibility Act of 1986, was enacted. That Act significantly altered the tax consequences for owners of rental property. As a result, the owners failed to make needed improvements, and the property's condition and appearance declined appreciably. As a result of that, many of the Section 8 Certificate holders moved out of the project.

The owner had been, for several years, in the process of selling the facility as a market rate complex. In the period from 1995 to 1999, the owner moved a substantial number of new tenants and non-senior families into the facility. Records from that period show that 28 "surviving tenants" (those who had not moved out by 1999) were relocated prior to the AHA rehabilitation. (Others had already moved, and had been replaced by higher income tenants.) All 28 of the surviving tenants were moderate income; none were very low or low-income. In 1999, as a result of Pleasant Hill's efforts, 99 units were purchased, rehabilitated and added back to the city's affordable housing stock. The City RDA recorded loan terms that include affordability covenants which require that 99 units (one of the 100 units is reserved for the complex's manager) be decent, safe, and sanitary and restricted to 50 Low and 49 Very Low Income seniors for 55 years from 2000 forward.

Table H20. Assisted Housing Units

Development	Units	Affordable Units	Subsidy	Date Deed Restrictions Expire
<i>Chilpancingo Vista</i>	25	25	<i>Section 202</i>	<i>8/31/2002</i>
Brookside Apts.	144	29	Variable Rate Multifamily Mortgage Revenue Demand Bond	8/01/2018
Ellinwood Apts.	154	31	Multifamily Revenue Bonds	4/01/2020
The Chateau I and II	150	30	Tax-Exempt Bonds*	8/01/2030
Chateau III	131	26	Tax-Exempt Bonds	7/15/2031
Grayson Creek	70	70	Redevelopment, CDBG, MHP	2057
Hookston Manor	100	99	Redevelopment, CDBG	2053
Total	774	310		

*Industrial tax bonds with no affordability requirements; units must be occupied by low or moderate income households.

Affordable Housing Development Potential

Pleasant Hill has a limited supply of land available for new housing construction. Less than 200 acres of vacant land are designated for housing, which could accommodate between 157 and 789 new housing units (see *Table H21*). The low estimate is based on the assumption that no single-family parcels will be subdivided and that multifamily parcels will be developed at the low end of the permitted density range. The high estimate assumes that single-family parcels will be subdivided to achieve the maximum number of units permitted by the general plan category and that multifamily parcels will be developed at the high end of the permitted density range. Neither estimate assumes any change to general plan categories. Meeting the City's regional housing fair share requirement of 714 units would require developing many vacant parcels at medium to high densities.

Table H21. Vacant Residential Land, 2002

Land Use Designation	Units/Acre	Parcels	Acres	Potential Units
Single Family Low	1.3-3	16	168	504
Single Family Medium	3.1-4.5	30	20	88
Single Family High	4.6-6.9	7	6	39
Multifamily Very Low	7-11.9	1	1	10
Multifamily Low	12-19.9	2	1.6	24
Multifamily Medium	20-29.9	6	5	152
Multifamily High	30-40	0	0	0
Total		62	201.6	817

City affordable housing provisions require developers of more than five units to dedicate 10 percent (not including density bonus) for low-income households, 5 percent for very low-income households, or 25 percent for seniors. Single-family development

may meet the requirements by providing 20-25 percent second units. Units are required to remain affordable for 20 years (or longer if required by other subsidy or financing programs).

The Zoning Ordinance allows second units on all residential lots with a use permit, except in the MRL, MRM, and MRH zoning districts. A second unit is attached to the primary structure, does not exceed 640 square feet in size, and has cooking, eating, sleeping, and full sanitation facilities. Second units can be an important source of affordable housing since they can be constructed relatively inexpensively and have no associated land costs. They can also provide supplemental income to the homeowner, thus allowing the elderly to remain in their homes or moderate-income families to afford houses.

State law allows the City Redevelopment Agency to acquire land and subsidize and encourage new development, and requires the agency to set aside 20 percent of revenues for the development of affordable housing. Pleasant Hill has two designated redevelopment areas, Commons and Schoolyard, both of which have housing components.

Table H22 lists specific sites potentially available for development of housing during the current planning period, including housing for households of very low and low income. The sites identified in *Table H22* include all those the City currently knows about, and the numbers of potential net units are the City's best current estimates.

Indeed, *Table H22* represents a realistic, achievable effort to provide affordable housing. As of January 2003, the City had produced 109 of the RHND-required 129 very low income units through actual construction or preservation. An additional 20 units were in the review process, to be constructed by 2006. Of the required 79 low income units, the City has caused 61 units to be built, approved, or preserved. An additional 18 units were being processed by the Redevelopment Agency as of January 2003 to be constructed by mid-2006.

As of January 2003, the total number of units constructed and under construction in Pleasant Hill since January 1, 1999, totaled 664 units, just 70 units below the ABAG RHND goal for mid-2006.

Table H22. Potential Sites for Housing, 1999-2006

Parcel(s)	Address	Ac.	Existing Use/ Units	Existing Zoning	Proposed General Plan Land Use	Proposed Zoning	Constraints ²	Potential Units, Net ¹				
								Very Low	Low	Mod.	Above Mod.	Total
149-110-030, 031, 033, 038-043, 051	Jewell Lane (various)	2.2	19 Units	Planned Unit Development	MF High	Planned Unit Development	None (Zoned)		12	24	33	69
150-150-071	67 Woodsworth Lane	0.2	Vacant	Planned Unit Development	MF Low	Planned Unit Development	None (Zoned)	2				2
149-230-005	1700 Oak Park Boulevard	8.0	Former School Site	Planned Unit Development	Mixed Use	Planned Unit Development	Part needed for flood control ³	20	8	30	38	96
149-130-029	572 Beatrice Road	4.0	Vacant	Planned Unit Development	MF Medium	Planned Unit Development	Part Flooding ³		12	25	26	63
149-100-042, 043, 062, 064	41, 55 Katie Court 170/4 Cleaveland	1.7	4 SF Units	Planned Unit Development	MF Medium	Planned Unit Development	None (Zoned)		2		12	14
149-021-045	Cleaveland Road (Gallery Walk)	7.4	Under Const	Planned Unit Development	MF High	Planned Unit Development	None (Under Const)			12	121	133
148-090-004	100 Hookston (Village Sq. II)	2.7	Under Const	Planned Unit Development	MF Medium	Planned Unit Development	None (Under Const)		2		19	21
153-030-070	100 Chilpancingo (BRIDGE Hsng)	4.1	Under Const	Planned Unit Development	MF High	Planned Unit Development	None (Under Const)	70				70
153-040-013	Stubbs Road	1.4	Under Const	MF Low	MF Low	MF Low	None (Under Const)		2		19	21
148-100-050	207 and 205 Coggins Dr.	3.8	1 SF Unit	MF High and Comm	MF High	Planned Unit Development	None (Approved)	9		148		157
149-051-003, 004, 011	2150 Pleasant Hill Road	.5, .5 3.4	Vacant	SF R10	SF	SF R10	None (Zoned)			1	7	8
152-070-014	Camino Las Juntas	6.5	Vacant	SF R10	MF Medium	SF R10	None (Zoned)			1	10	11
152-060-021	Taylor Bd/PH Rd (Mangini-Delu)	25.3	3 SF Units	SF R10	SF Medium	SF R10	Part Riparian Habitat			6	54	60
153-060-010	1525 Roche Drive	3.8	1 SF Unit	SF R7	SF High	SF R7	None (Zoned)			2	16	18
65 parcels (see Appendix C)	Citywide	84.4	Vacant or Under-utilized	SF/MF, various densities	SF/MF, various densities	SF/MF, various densities	None (Zoned)				213	213

Parcel(s)	Address	Ac.	Existing Use/ Units	Existing Zoning	Proposed General Plan Land Use	Proposed Zoning	Constraints ²	Potential Units, Net ¹				
								Very Low	Low	Mod.	Above Mod.	Total
Second Units	Citywide	--	Single Family	SF, various densities	SF, various densities	SF, various densities	SF, various densities		10	10		20
Various	Built since 1/99	--	SF/MF	–	–	–	None	7 ⁴	12 ⁵	44 ⁶	197	260
140-110-074	Preserved > 1/99⁷	2.6	MF High	PUD	MF High	PUD	None	32	20			52
TOTAL POTENTIAL UNITS								140	80	303	765	1288
								129	79	175	331	714

¹ ALL units listed as Potential Units constitute a NET INCREASE.

² All applicable programs in this Housing Element (including the density bonus described in Programs 3.1 and 3.3 and the Zoning Ordinance update described in Program 2.3) will be implemented to generate the number of potential units shown. **The ability to provide the number of units shown includes a thorough analysis of site constraints, none of which will impede development; and infrastructure exists to the parcel line to serve all of the potential units.**

³ No constraint is so severe that it cannot be mitigated to accommodate Mixed Use or Multifamily.

⁴ Based on a survey of actual owner income at Pleasant Hill Co-housing.

⁵ Rehabilitated by the RDA using redevelopment setaside funds specifically targeted for lower income households.

⁶ The 44 moderate units are established as follows: At the Co-housing project at the end of Lisa Lane, seven units are confirmed and listed as “very low,” however an additional 28 are “moderate” based on household incomes (adjusted by family size) provided by the Co-housing group and unit sales prices that ranged from \$170,000 for the smallest unit to \$404,000 for four bedrooms. In addition, 9 “second units” have been built and occupied since 1/99. All are studio or one-bedroom apartments. A recent Contra Costa Times survey found rents for studio and one-bedroom apartments ranged from \$850 to \$1,100 per month. These rents all fall in the low and moderate range, and confirm the nine second units as no more expensive than “moderate.” Seven additional units were rehabilitated using Redevelopment setaside funds, and the City, as part of the loan process and conditions of the program, confirmed the income of each applicant. These units are *not* counted elsewhere in this table.

⁷ 100 units at Hookston Manor were lost from the lower income housing stock in 1995. The City (with an expenditure of \$500,000 and an equal contribution from the County) initiated action to buy the project, require its rehabilitation, and require retention of 99 units as affordable housing for 55 years. (See "At-risk Units" discussion and **Appendix E**).

NOTE: Appendix F shows the approval status for all sites and projects on this Table.

Constraints on Housing Production

Governmental Constraints

Although local governments have little influence on such market factors as interest rates and availability of funding for development, their policies and regulations can affect both the amount of residential development that occurs and the affordability of housing. Since governmental actions can constrain development and affordability of housing, state law requires the housing element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.”

The primary governmental constraint on housing production is the limitation on the number of units in a given area imposed by the General Plan and Zoning Ordinance. The small amount of land available for multifamily housing development could be a significant constraint to meeting Pleasant Hill’s share of the regional housing need. Any other land utilized for this purpose would have to be rezoned, or given substantial subsidies and/or density bonuses in order for development to occur. A conditional use permit is not required to build at the maximum density in residential zoning districts.

City Measure B (approved in 1986 and sunset in 1996) imposed limitations on rezoning to higher residential densities. One of those limitations only allowed increased residential density when 75 percent of the boundary of the area to be redesignated was adjacent to land with the same or higher density. That provision, incorporated in the General Plan and Zoning Ordinance, did not significantly constrain housing potential because the city is substantially built-out, and the majority of vacant residentially-zoned land lies in the Downtown and Schoolyard redevelopment areas, both of which allow higher density multifamily and mixed use development. The Zoning Ordinance also incorporated a provision of Measure B that limits the height of structures to 35 feet. Through 2002, that provision did not create any demonstrated impacts on the development of affordable housing.

Program 3.2 in the Community Development Chapter of this General Plan will continue the Measure B constraint to allow land use redesignations that increase residential density *only when* 75 percent of the boundary of the area to be redesignated is adjacent to land with the same or higher-density land use designation. However, an important exemption has been added: Properties deemed unsuitable for single family residential use by virtue of noise, traffic or proximity to nonresidential uses are exempt from the 75 percent rule and may be redesignated for high density residential *provided* the properties to be redesignated do not induce growth in, or have significant traffic or noise impacts on, existing residential neighborhoods. Based on the City’s experience through 2002, the above provisions, as modified, will not negatively impact the development of affordable housing. With respect to projects or sites not already approved and which appear on Table H22, these provisions will not negatively impact the affordability or development capacity of those projects or sites.

The Contra Costa County Growth Management Program (Measure C, adopted 1988) may also serve as a constraint on housing production. Measure C imposed a half-cent

sales tax increase to help fund a transportation improvement and growth management program. To be eligible for sales tax funds, each participating City and the County must:

1. Adopt a growth management element of the general plan to address the impacts of growth;
2. Adopt and apply traffic service standards to ensure that new development does not significantly worsen traffic on streets, roads, and regional routes;
3. Adopt standards for fire, police, parks, water, flood control, and sanitary sewer facilities that will be met as areas grow;
4. Reduce dependency on the automobile through transportation systems management for large employers or alternative mitigation programs for residential areas;
5. Adopt a five-year capital improvement program that lists projects, costs, and funding mechanisms;
6. Ensure that new development pays its own way through mitigation and fee programs; and
7. Address housing options and job opportunities at the local, regional, and countywide level.

These provisions could constrain housing development if rezoning of land or the approval of projects is determined to result in a lowering of levels of service. The imposition of mitigation fees could increase the cost of housing. However, the additional tax could be used to fund improvements accompanying higher-density transit oriented development.

Development review procedures, fees, and standards. Housing production may be constrained by development review procedures, fees, and standards. Residential projects proposed in Pleasant Hill may be subject to design, environmental, zoning, subdivision and planned unit development review, use permit control, and building permit approval. These reviews together typically take from 3 weeks for a single family remodel to 5 months for a major multifamily project. Developers estimate that every month required for processing adds 2 percent or more to overall project costs.

The City of Pleasant Hill is committed to processing housing projects expeditiously while preserving the quality of its neighborhoods. **Appendix D** describes—for single-family residential, multifamily residential, and mixed use projects—the types of permits issued, typical permit processing times, standard and discretionary approval procedures, and landscaping and design regulations. Because most Pleasant Hill sites are urban infill, categorical exemptions and negative declarations are used extensively to satisfy the California Environmental Quality Act. Discretionary reviews (such as Architectural Review and Development Plan) and Subdivision review are conducted concurrently. Projects offering more than the minimal affordable housing (as required under the City's Inclusionary ordinance) receive priority processing. Priority processing

for affordable housing—which is the City’s current but informal practice—will be codified in 2003 (see Housing Programs 3.14 and 3.15).

Land use controls and standards for residential development do not adversely constrain the production of affordable housing in Pleasant Hill. Residential structures in the city may be 2.5 stories and 35 feet in height. Open space for multifamily projects is required at 200 sq. ft. per unit and may be provided on private patios or balconies or in shared outdoor areas. **Appendix A** summarizes Residential Development Standards. Note that PUDs and/or projects with affordable housing may exceed the standards for building height, FAR, and coverage.

To ensure that requirements for parking do not constrain affordable housing production, the City provides flexibility in its parking standards for higher-density developments (see Housing Program 2.4). **Appendix B**, Residential Parking Requirements, summarizes the Zoning Ordinance requirements for residential off-street parking and the Ordinance language (§35-17.8) that permits the Planning Commission to reduce the required number of parking spaces upon making specific findings.

The **Mixed Use** designation is found in four areas on the General Plan Land Use Map: (1) Parcel 149-230-005, 1700 Oak Park Boulevard, the former Oak Park Elementary School site; (2) all of the Downtown, between Boyd Road on the south, Woodsworth Lane on the north, Cleaveland Road on the west, and Contra Costa Boulevard on the east; (3) the currently retail areas of Contra Costa Boulevard, from the Downtown north to Ellinwood Drive, and (4) the Kmart/DVC Plaza Shopping Center, bordered by Old Quarry Road on the west, Chilpancingo Parkway on the north, the flood control channel on the east, and Golf Club Road on the south. Sites (1) and (2) appear in the Land Inventory on Table H22 because the City has every expectation that they will be developed during the current planning period. The General Plan Mixed Use designation is implemented through application of the PUD Zoning District, which thus far has encouraged higher-density residential development, including affordable housing, by reducing or eliminating potential constraints otherwise posed by application of zoning standards and procedures designed primarily for small parcels, and by allowing flexibility for both vertical and horizontal integration of uses on a site.

Trends in Mixed Use development. Mixed Use has succeeded in many cities and is coming of age in Pleasant Hill. Pleasant Hill is planning to leverage the success of its new downtown to develop a balanced land use mix in nearby areas that are currently vacant or underutilized.

Mixed use development includes new residential over or adjacent to new retail, infill residential among older businesses, and other innovative integration of residential and nonresidential uses. Examples are the Pearl District in Portland, the Gas Lamp District in San Diego, the Denny



Gallery Walk Project Nears Completion

Regrade and Belltown neighborhoods in Seattle, and much of San Jose's recent development.

Pleasant Hill has seen the success of mixed use firsthand; its revitalized downtown is integrated with and bordered by residential. The success of residential downtown has resulted in additional new residential development in surrounding neighborhoods. In 2002, the residential market was the strength in California's sluggish economy, and the trend is for residential to lead the future recovery. By laying a foundation for and promoting Mixed Use, the City has set the stage to stimulate the revitalization of its neighborhoods. The strategy takes advantage of favorable market timing to leverage the success of the downtown to nearby areas that are currently vacant and/or underdeveloped. These include the portion of Contra Costa Boulevard between downtown and Sun Valley Mall, the former Oak Park Elementary School site, and the Kmart DVC Plaza.

In the Economic Strategy Element of this General Plan, Policy 3B calls on the City to "Facilitate the improvement and upgrading of older and outmoded uses along Contra Costa Boulevard, including mixed use development where feasible, such as at the DVC Plaza (K-Mart) site (including the portion east of the canal)."

Multifamily residential use is allowed with a use permit in the Professional and Administrative Office (PAO) Zoning District. City staff has identified parcels currently zoned for office uses that could be developed with residential uses. The selected properties are either adjacent to existing homes, or are near parcels zoned for residential development, or are well served by public services, such as transportation and shopping. The sites include the property located at 100 Hookston Road and 400 Taylor Boulevard.

Table H23. Development Fees for Pleasant Hill and Selected Cities

City	Home Value*	Fees						
		Planning	Bldg./Plan Check	School	Impact & Dedication	Quimby (Parks)	Utilities & Other	Total
Fremont	\$188,432	\$1,173	\$2,568	\$10,428	\$29,250	\$8,800	\$0	\$52,219
Gilroy	260,103	547	3,682	4,825	20,223	0	290	29,567
Pleasant Hill	225,885	108	2,342	3,300	5,003	5,050	11,000	26,803
St. Helena	251,722	1,479	3,000	4,125	26,834	1,125	150	36,713
Walnut Creek	251,722	467	3,560	4,125	4,100	3,180	14,537	29,969
Windsor	247,013	14	3,242	4,825	10,791	0	8,849	27,721

Source: City of Pleasant Hill; Appendix B-3, Infill House Fees, Pay to Play, Residential Development Fees in California, Institute of Urban and Regional Planning, University of California, Berkeley, August 2001.

*For construction of a 2,500 s.f. house with a 400 s.f. garage, except Pleasant Hill: 2,000 s.f. house, 500 s.f. garage

Development review regulations and fees are mandated by State law or deemed necessary to protect the health, safety, and welfare of the community and protect existing residents from the otherwise external costs of new development. Fees collected by the City in the review and development process are limited to the City's costs for providing these services, and about 70 percent of development fees are imposed by agencies outside the City's control (see *Table H23*).

Pleasant Hill employs the **Uniform Building Code** and Standards, National Fire Code, Uniform Fire Code, Uniform Plumbing Code, Uniform Mechanical Code, National Electric Code and State Health and Safety Code. No City amendments to these codes significantly affect housing costs.

Energy conservation measures can add to construction costs but can reduce housing costs for occupants. The City Building Inspection division enforces the State energy building code (Title 24) through its plan checking process. These regulations establish insulation, window glazing, air conditioning and water heating system requirements. The City environmental review may also require measures to reduce energy consumption. The City Housing Rehabilitation Loan Program and County Neighborhood Preservation program often include attic and exterior wall insulation, door and window repair or replacement, weather stripping and caulking, duct insulation and water heater blankets in rehabilitation projects.

Pleasant Hill and other agencies also require the installation of certain **on-site and off-site improvements** to ensure the safety and livability of residential neighborhoods. On-site improvements typically include streets, curb, gutter, sidewalk, and utilities, and amenities such as landscaping, fencing, streetlights, open space, and park facilities. Off-site improvements typically include:

- Sections of roadway, medians, bridges, sidewalks, bicycle lanes, and lighting.
- Drainage, including sections of channel, culverts, swales, and pond areas, (Contra Costa County Flood Control District).
- Sewage collection and treatment (Central Contra Costa Sanitary District).
- Water systems, including lines, storage tanks, and treatment plants (Contra Costa County Water District and East Bay MUD).
- Public facilities for fire, school, and recreation.
- Geological hazard repair and maintenance where appropriate.

The costs of on-site and off-site improvements usually are passed along to the homebuyer as part of the final cost of the home.

Nongovernmental Constraints

The availability and cost of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions that local governments might take to offset the effects of such constraints. The primary market constraints to the development of new housing are the costs of constructing and purchasing new housing.

Costs associated with the acquisition of land include the market price of land and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. Among the variables affecting the cost of land are its location and amenities, the availability and proximity of public services, and the financing arrangement made between the buyer and seller. Although vacant residential land in Pleasant Hill is generally not available for purchase, single family vacant land would be estimated to sell for about \$12-14 per sq. ft., while multifamily land would sell for an average of \$25 per sq. ft.

Another primary nongovernmental constraint is the high cost of producing housing. HCD estimated in its 1997 *Raising the Roof* report that developing a 60-unit new apartment building in the County would cost \$7.5 million (\$125,000 per unit), requiring \$1,468 in monthly rent per unit to make the project profitable. Although that would be affordable to a household making 87 percent of local median income, HCD found that actual Pleasant Hill rents were lower. Assuming that the cost of producing housing has risen with increased land costs, rents today would still be too low to attract private investment in new rental construction. In fact, the cost to develop housing (exclusive of profit, but including land, fees, material, labor and financing) in the city averages \$100 per sq. ft. for a single family home and \$70 per sq. ft. for multifamily projects.

Production of attached condominiums, which provided significant housing supply for low and moderate income families in the 1990s, has diminished sharply statewide, from 18,700 new units in 1994 to 6,000 new units in 1999. Attached condominiums built in 1999 accounted for 4.1 percent of new housing starts. Most new condominiums are beyond the affordability of low income households, with some priced above \$300,000.

The cost and availability of capital financing affect the overall cost of housing in two ways: first, when the developer uses capital for initial site preparation and construction and, second, when the homebuyer uses capital to purchase housing. The capital used by the developer is borrowed for the short-term at commercial rates, which are considerably higher than standard mortgage rates. Although financing for single family residential development is readily available in the city, construction financing is difficult to obtain for multifamily construction, which poses a significant constraint on the production of affordable housing in Pleasant Hill. No mortgage-deficient areas or underserved groups have been identified in the city.

Two of the multifamily housing sites in the land inventory on Table H22 have environmental constraints. None is so severe that they cannot be mitigated to accommodate mixed use or multifamily. Those on the 572 Beatrice Road site are exactly the same as constraints found on the already constructed Pleasant Vistas condominium project on 190 Cleaveland Road north of Babette Court. A creek runs to the west of the site, requiring a 15 foot natural setback; and the western portion of the site has to be raised slightly (about 2 feet) to make sure the habitable portions of the site are outside the 100 year flood plain. This is not a major constraint and has minimal impact on the ability to develop the site. Regarding the 1700 Oak Park Blvd. site, only a portion of the

site is in the 100-year flood plain, and only slightly. The site is flat and easily developed. There was a school on the site for 40 years, and the City has no record of flooding on the site. The proposed flood detention basin at most will take 5.5 acres of the site, which easily leaves the remaining 2.5 acres for development of 96 units.

Consistency with Other General Plan Elements

State law requires that a general plan and all of its elements comprise an "integrated, internally consistent and compatible statement of policies." The goals, policies and programs of this housing element are consistent with the goals, policies and programs contained in other elements of the General Plan.



Chateau III

Goals, Policies, and Programs

In some cases programs implement more than one policy. Programs generally include a statement of specific City actions necessary to implement the program and identify the City department or other agency responsible for implementation, quantified objectives (where applicable), and a timeframe for completion.

Housing Goal 1. Maintain a housing supply sufficient to meet the housing needs of all Pleasant Hill residents.

Housing Policy 1A. Monitor residential and job producing development in the city in order to maintain an adequate housing supply for city residents.

Housing Policy 1B. Maintain a sufficient supply of residential land with appropriate zoning to meet locally generated housing needs.

Housing Policy 1C. Provide active leadership in implementing the policies and programs contained in the Housing Element.

Housing Policy 1D. Encourage and facilitate interjurisdictional development of affordable housing.

Housing Program 1.1. Report annually to the City Council and Planning Commission regarding the amount and type of housing activity. As required by State law, City staff provides a yearly report on the progress made toward achieving the City's housing goals.

Responsible Agencies: Community Development Department, Planning Commission
 Timeframe: Ongoing
 Quantified Objective: N/A

Housing Program 1.2. Work with the Regional Transportation Planning Committees (TRANSPAC/ TRANSPLAN) and the other transportation sub-regions to limit potential traffic congestion created through new development. City staff is required by the Congestion Management Authority to notify TRANSPAC when new housing development proposals generate 100 or more peak hour trips per day.

Responsible Agencies: Community Development Department, TRANSPAC
 Timeframe: Ongoing
 Quantified Objective: N/A

Housing Program 1.3. Continue to provide zoning categories that allow a range of housing densities sufficient to meet the City's share of Regional Housing Needs, as required by ABAG. The City will monitor residential development at least annually. Current data indicate that the City has enough residentially zoned land to meet housing needs during the 1999-2006 period.

Responsible Agencies: Community Development Department, Planning Commission
 City Council
 Timeframe: 2003 and Ongoing
 Quantified Objective: N/A

Housing Program 1.4. Study suitable sites for rezoning to Multifamily High Density (Pleasant Hill currently has no vacant land in this zoning category); encourage a mix of land uses and residential densities when compatible with the neighborhood and environmental impacts are mitigated.

Responsible Agencies: Community Development Department, Planning Commission, City Council
 Timeframe: 2004 and Ongoing
 Quantified Objective: N/A

Housing Program 1.5. Continue to utilize Planned Unit Development zoning. PUD (Zoning Ordinance Section 35-9) allows for flexible development of large and/or contiguous parcels that may include housing along with other uses.

Responsible Agencies: Community Development Department, Planning Commission, City Council
 Timeframe: 1999 and Ongoing
 Quantified Objective: N/A

Housing Program 1.6. Continue to allow residential development on land designated for office uses. See Program 2.6.

Responsible Agencies: Community Development Department, Planning Commission, City Council
 Timeframe: 1999 and Ongoing
 Quantified Objective: 2 Low, 28 Moderate Units

Housing Program 1.7. Encourage affordable housing in every proposed residential development, and for every non-residential proposal, consider a mix of uses that includes housing. City staff will inform developers of Pleasant Hill's objectives for affordable housing and will discuss the possibility of including housing for all income levels in each project.

Responsible Agencies: Community Development Department, Redevelopment Agency
 Timeframe: 1999 and Ongoing
 Quantified Objective: N/A

Housing Program 1.8. Continue to work with the County and neighboring cities to increase the opportunity to jointly develop affordable housing. The City worked with the County on the BRIDGE Grayson Creek project (2001) and the agreement for Mixed Use development of the former Oak Park Elementary School site (1700 Oak park Blvd., 1999). The City is currently working with all other Contra Costa communities on the "Shaping our Future" (Smart Growth) study, to be completed in 2003.

Responsible Agencies: Community Development Department, City Council, Redevelopment
 Timeframe: 1999-2003 and Ongoing
 Quantified Objective: N/A

Housing Program 1.9. Consider annexation of parcels in the Sphere of Influence if necessary to meet the City's assigned share of the Regional Housing Needs Determination.

Responsible Agencies: Community Development Department, City Council,
 Timeframe: 2004-2006
 Quantified Objective: As needed

Housing Goal 2. Promote diversity in tenure, type, size, location and price to permit a choice of housing for persons of all economic levels.

Housing Policy 2A. Allow a variety of housing types to be built on residential sites.

Housing Policy 2B. Remove constraints to production and availability of housing when consistent with other General Plan policies (Programs 2.3 and 2.4 address the most critical constraints).

Housing Policy 2C. Facilitate priority “fast track” processing by shortening the review process where appropriate for affordable, below market rate and special needs housing projects.

Housing Policy 2D. Encourage mixed-use development at underutilized sites, where appropriate.

Housing Program 2.1. Update the Zoning Ordinance to facilitate small-lot development, small single-family units and single-family attached units through amendments such as decreased setbacks, zero-lot line allowances, lot clustering through the Planned Development process, and shared parking provisions in appropriate locations.

Responsible Agency: Community Development Department
 Timeframe: 2003
 Quantified Objective: 24 Very Low, 34 Moderate, 40 Above Moderate Units

Housing Program 2.2. Allow manufactured housing in residential districts in accordance with applicable State and federal laws, and require such units to meet local standards for elements such as siding, roofing, and type of foundation, to the extent allowed by State and federal law.

Responsible Agency: Community Development Department
 Timeframe: 1999 and Ongoing
 Quantified Objective: 6 Very Low Units

Housing Program 2.3. Update the Zoning Ordinance to better organize allowable densities in ways that will promote affordable housing, including by rezoning parcels identified in Table H22 and other sites as needed and as appropriate. The following sites have not yet been rezoned but are already appropriately designated on the General Plan Land Use Map: 1632 Oak Park Blvd. will be noticed for a rezoning to Multifamily Very Low; and Hookston Road/Buskirk Avenue will be noticed for a rezoning to Mixed Use.

Responsible Agency: Community Development Department, Planning Commission, City Council
 Timeframe: 2003 and Ongoing
 Quantified Objective: 12 Low, 99 Moderate, 9 Above Moderate Units

Housing Program 2.4. Continue to provide appropriate flexible parking requirements that allow shared use in locations being considered for higher-density housing development.

Responsible Agency: Community Development Department, Planning Commission, City Council
 Timeframe: 1999 and Ongoing
 Quantified Objective: N/A

Housing Program 2.5. Evaluate existing development review procedures, give priority to projects that provide affordable housing, and study ways to mitigate the cost of construction, for example by allowing narrower street widths, rolled curbs, and parking bays, and by promoting the use of less expensive building materials, such as plastic for storm drainage pipes.

Responsible Agency: Planning Commission
 Timeframe: 2002 and Ongoing
 Quantified Objective: N/A

Housing Program 2.6. Update the Zoning Ordinance to provide incentives for including housing in locations that allow mixed-use development, in appropriate locations. In particular, the City will amend the Zoning Ordinance to allow by right the development of multifamily residential in a Mixed Use project. This General Plan has assigned the Mixed Use designation four areas on the General Plan Land Use Map: (1) Parcel 149-230-005, 1700 Oak Park Boulevard, the former Oak Park Elementary School site; (2) all of the Downtown, between Boyd Road on the south, Woodsworth Lane on the north, Cleaveland Road on the west, and Contra Costa Boulevard on the east; (3) the currently retail areas of Contra Costa Boulevard, from the Downtown north to Ellinwood Drive, and (4) the Kmart/DVC Plaza Shopping Center, bordered by Old Quarry Road on the west, Chilpancingo Parkway on the north, the flood control channel on the east, and Golf Club Road on the south. Sites (1) and (2) appear in the Land Inventory on Table H22 because the City has every expectation that they will be developed during the current planning period. The General Plan Mixed Use designation is implemented through application of the PUD Zoning District, which thus far has encouraged higher-density residential development, including affordable housing, by reducing or eliminating potential constraints otherwise posed by application of zoning standards and procedures designed primarily for small parcels, and by allowing flexibility for both vertical and horizontal integration of uses on a site.

Responsible Agency: Community Development Department, Planning Commission, City Council
 Timeframe: 2003 and 2006
 Quantified Objective: See Housing Program 2.1

Housing Goal 3. Increase housing opportunities for people of limited incomes.

Housing Policy 3A. Facilitate construction of affordable housing by favoring new projects that include units for lower-income segments of the community.

Housing Policy 3B. Look for opportunities to promote the development of housing affordable and available to those who work in Pleasant Hill.

Housing Policy 3C. Participate in programs assisting production of affordable units in order to provide housing for low- and moderate-income households.

Housing Policy 3D. Provide direct assistance to individuals and households needing affordable housing.

Housing Program 3.1. Continue to provide a density bonus for development of affordable and senior housing. The City's Density Bonus Ordinance, adopted in June 1993, provides a minimum 25 percent increase in density, and an additional incentive, or financially equivalent incentive, if the development provides:

- 20% lower-income units; or
- 10% very low-income units, or
- 50% senior citizen units.

Responsible Agencies: Planning Commission, City Council

Timeframe: 1993 and Ongoing

Quantified Objective: 10 Very Low and 30 Low (Senior) Units

Housing Program 3.2. Allow developers to satisfy affordable housing requirements by providing units elsewhere in the city when inclusion of affordable units within the development is not feasible. Codify that off-site development of affordable units is permitted only after the Planning Commission makes a written finding based on substantial evidence that including affordable units is not feasible.

Responsible Agencies: Planning Commission, City Council

Timeframe: 1996 and Ongoing

Quantified Objective: N/A

Housing Program 3.3. Require all housing projects of five or more units to include affordable housing. Developers may satisfy the requirements of the City's Affordable Housing Ordinance by provide providing at least:

- 5 percent of the base density of the project for occupancy by very low income households, or
- 10 percent for low income households,
- 25 percent for qualifying senior residents, or
- 20-25 percent second units (in single-family projects).

Responsible Agencies: Planning Commission, City Council

Timeframe: 1999-2006

Quantified Objective: 5 units per year: 13 Very Low, 25 Low

Housing Program 3.4. Publicize the opportunity to construct second units. The City's second unit ordinance (adopted 1989) could be made more effective as a mechanism for providing affordable housing with advertising such as a brochure that describes the highlights of the ordinance, and articles in the City's newsletter, which is mailed to all homeowners on a quarterly basis. A second unit brochure and other outreach materials will be made available to residents and will be posted on the City's website.

Responsible Agencies: Community Development Department
Housing Advisory Committee

Timeframe: 2003 and Ongoing

Quantified Objective: N/A

Housing Program 3.5. Use Redevelopment Agency funds to leverage State and federal funds, and encourage the use of private financing mechanisms, to assist in the production of affordable housing. Funding mechanisms that should continue to be explored include the HCD Multifamily Housing Program, federally subsidized Section 221 (d)(4), Section 8 or Section 202 programs, Community Development Block Grants, tax-exempt bond financing, federal HOME program funds, administrative fees collected by the County Housing Authority, and favorable financing made available through financial institutions, to assist low- and moderate-income households.

Responsible Agency: Redevelopment Agency

Timeframe: Each Year Starting 2003

Quantified Objective: \$100,000 per year; 10 Low and 10 Moderate Units/Year

Housing Program 3.6. Use redevelopment housing set-aside funds to fund housing programs throughout the city. California Redevelopment Law requires the Redevelopment Agency to set aside 20 percent of the total tax increment revenue generated annually for the preservation or production of housing for low and moderate income households. As of 2001 this set-aside amounted to approximately \$450,000. These funds have been used to assist in the development of senior housing projects and housing rehabilitation loans and grants.

Responsible Agencies: Community Development Department, Redevelopment Agency
 Timeframe: 1999 and Ongoing
 Quantified Objective: \$450,000 per year; \$4.5 million total between 2002 and 2012

Housing Program 3.7. Explore a variety of new funding mechanisms for affordable housing production, including a jobs/housing linkage fee and issuance of both taxable and tax-exempt bonds.

Responsible Agencies: Community Development Department, Redevelopment Agency
 Timeframe: 2003-2004
 Quantified Objective: N/A

Housing Program 3.8. Invite non-profit housing developers to work with the City in promoting and encouraging affordable housing. The City worked with Affordable Housing Associates in restoring Hookston Manor to affordable housing (99 units, 1999); with BRIDGE in developing Grayson Creek (71 units, 2000); and in 2002 is assisting Habitat with preliminary site searches. The City will continue cooperative efforts in the future with these or other interested nonprofit developers.

Responsible Agencies: Community Development Department, Redevelopment Agency
 Timeframe: 1999 and Ongoing
 Quantified Objective: N/A

Housing Program 3.9. Encourage limited equity residential cooperatives and other non-profit enterprises. The City will seek sponsors to utilize State funds to develop a Limited Equity Cooperative once the appropriate process has been established and sites have been identified.

Responsible Agencies: Planning Commission, City Council
 Timeframe: 2006
 Quantified Objective: N/A

Housing Program 3.10. Provide developers with the opportunity to utilize tax-exempt revenue bonds. Table H11 lists three senior developments where the City provided tax exempt financing: Ellinwood and Chateau I and III. Through the remainder of the Housing Element Planning Period, the City will continue to offer support to developers through tax exempt financing where affordable housing will be produced.

Responsible Agencies: Community Development Department, City Council
 Timeframe: Ongoing
 Quantified Objective: 1999 and Ongoing

Housing Program 3.11. Establish a Housing Trust Fund to assist in the development of affordable housing. Revenue for a trust fund can come from "in-lieu" fees provided from the inclusionary unit ordinance, redevelopment funds, State and federal funds. The potential uses of these funds include: land acquisition for below market rate housing, buy-downs on mortgages for purchasers of below market rate units, capital improvements to below market rate housing, etc.

Responsible Agencies: Planning Commission, City Council
 Timeframe: July 2003
 Quantified Objective: N/A

Housing Program 3.12. Continue to participate in the Mortgage Credit Certificate Program for first-time homebuyers.

Responsible Agencies: Community Development Department, City Council
 Timeframe: 1999 and Ongoing
 Quantified Objective: 10 Moderate Units

Housing Program 3.13. Investigate concepts and funding sources for a homeownership assistance program. The City will explore the possibility of providing financial assistance to people who cannot afford to buy a home with priority given to those who work in the city, but cannot afford the cost of housing, for example, teachers, police officers and those who work in City government. Other potential target groups are first-time homebuyers of lower- and moderate-income levels, and large families. In 2002, the City initiated a first-time homebuyer program with the developer of Gallery Walk on Cleaveland Road (12 moderate income units and 121 above moderate). The City also will seek to establish itself as a sponsor of other first-time homebuyer programs, such as Cal Rural's new Workforce Housing program for high cost counties, which is underwritten by the Federal Home Loan Bank of San Francisco and is expected to launch in 2003.

Responsible Agencies: Planning Commission, City Council, Redevelopment Agency
 Timeframe: 2002 and Ongoing
 Quantified Objective: N/A

Housing Program 3.14. Establish new and appropriate standards for use by the Architectural Review Commission in the processing of affordable housing developments. The Architectural Review Commission reviews all new residential proposals. It typically reviews development plans for landscaping, design of buildings, and provisions for accessibility for the disabled. As of 2002, the Commission did not follow any formal standards or guidelines. This Program requires the establishment of appropriate standards. The standards should be crafted to ensure compatibility of affordable housing developments with their residential surroundings, but at the same time, should not require costly architectural details or site improvements that would unnecessarily increase the cost of such housing.

Responsible Agencies: Community Development Department, City Council
 Timeframe: 2003
 Quantified Objective: N/A

Housing Program 3.15. Modify administrative policies and, to the extent that may be necessary, amend the Zoning Ordinance, provide fast-track permit processing for affordable housing developments.

Responsible Agencies: Community Development Department, City Council
 Timeframe: 2003
 Quantified Objective: N/A

Housing Goal 4. Improve housing conditions for people with special needs.

Housing Policy 4A. Provide incentives for and encourage development of senior housing, and housing for the developmentally, mentally and physically disabled, at sites where proximity to services and other features make it desirable.

Housing Policy 4B. Support efforts to provide temporary shelter for homeless persons.

Housing Program 4.1. Continue to provide a density bonus for senior housing. Incentives must be created to encourage developers to build senior housing. One way of doing this is to provide meaningful density bonuses that will make senior housing projects financially viable. Amending the Zoning Ordinance to reflect the State minimum density bonus percentage will give the City Council or Redevelopment Agency the flexibility to consider more senior projects and award density bonuses on a project-by-project basis. (See Program 3.1.)

Responsible Agency: Planning Commission
Timeframe: 1993 and Ongoing
Quantified Objective: N/A

Housing Program 4.2. Facilitate projects that provide units meeting federal, State and local requirements. Population groups in the city with special needs include the physically handicapped. Currently, the City enforces State-mandated requirements for rental housing units. The City will study methods to provide ownership housing that can be equipped with handicapped facilities. Tenants at Chilpancingo Vista, a 25-unit housing development designed exclusively for handicapped persons, indicate an acute need for two bedroom units designed for the handicapped. The City has agreed to work in cooperation with the County to study ways to expand this facility and provide the desirable units. In addition, the City, in cooperation with project sponsors, will apply to State HCD for Multifamily Housing Program (MHP) funds reserved for development of units for the disabled. The passage of the Housing Bond (Proposition 46) provides \$190 million statewide for this purpose. The State will accept applications twice each year over four years, beginning in January 2003.

Responsible Agency: Planning Commission
Timeframe: Ongoing
Quantified Objective: N/A

Housing Program 4.3. Encourage housing for the mentally disabled. The City expects to seek out and work with nonprofit developers of housing for the mentally disabled, such as ALLIANCE for Community Care, InnVision, HIP, and Emergency Housing Consortium. The City will work actively with project proponents to identify adequate sites. The City will also allocate CDBG funds for project development once sites are found, and will assist with tax exempt financing for land and/or building purchase and/or lease.

Responsible Agencies: Community Development Department, Planning Commission, Redevelopment Agency
Timeframe: 2003 and Ongoing
Quantified Objective: 6 Very Low, 6 Low Units

*Housing Program 4.4. Allow emergency shelters in all residential zoning districts and the Retail Business Zoning District – **not** restricted to church and school sites; and amend the Zoning Ordinance to facilitate the development of shelters and transitional housing by, for example, providing for flexible development standards.*

Responsible Agencies: Planning Commission, City Council

Timeframe: July 2003
Quantified Objective: Designate 2 Locations for 50 beds total

Housing Program 4.5. Allow transitional housing in districts zoned for residential uses.

Responsible Agencies: Planning Commission, City Council
Timeframe: 2001 and Ongoing
Quantified Objective: 28 Very Low Units

Housing Program 4.6. Monitor statistics from police, county agencies or private organizations regarding homeless shelter needs. A survey of the city's homeless, in conjunction with Shelter, Inc. (Contra Costa County's umbrella organization for the homeless), was last conducted in the early 1990s. Updating that survey would provide the necessary documentation to determine if Pleasant Hill is meeting the needs of its homeless population, and if not, what other methods could be used to respond to the needs of this group.

Responsible Agencies: Community Development Department, Shelter, Inc.,
Planning Commission
Timeframe: Two-year intervals beginning 2003
Quantified Objective: N/A

Housing Goal 5. Protect and rehabilitate the existing housing stock.

Housing Policy 5A. Maintain and enhance the quality of Pleasant Hill's neighborhoods so they will retain their value as they mature.

Housing Policy 5B. Preserve Pleasant Hill's existing housing stock in habitable condition.

Housing Policy 5C. Ensure that new residential development is compatible with surrounding neighborhoods.

Housing Policy 5D. Encourage single-family remodeling, and require additions to reflect the mass and scale of adjacent homes.

Housing Policy 5E. Provide public services and improvements that keep neighborhoods safe and livable.

Housing Program 5.1. Retain existing residential zoning and discourage non-residential uses in residential zones.

Responsible Agencies: Planning Commission, City Council
Timeframe: Ongoing
Quantified Objective: N/A

Housing Program 5.2. Continue the Neighborhood Preservation program to provide low interest loans for rehabilitation of homes owned or occupied by low to moderate income households. Such a program should be publicized via pamphlets available at City Hall and the public library, contacting neighborhood groups in older residential areas, and increasing building code enforcement tied to the availability of rehabilitation loans for specific areas.

Responsible Agencies: Redevelopment Agency, City Council

Timeframe: 2005
Quantified Objective: 2 units per year: 5 Low and 10 Moderate Units

Housing Program 5.3. Continue the City's Housing Rehabilitation Loan Program.

Responsible Agency: Redevelopment Agency
Timeframe: 1999 and Ongoing
Quantified Objective: 3 units per year: 15 Low, 7 Moderate Units

Housing Program 5.4. Periodically evaluate the need for residential rehabilitation. The City maintains information about the neighborhood surveys it has conducted to determine housing condition and the need for rehabilitation. The City will monitor both and will conduct neighborhood surveys every two years.

Responsible Agency: Community Development Department, RDA
Timeframe: 2001 and every other year thereafter
Quantified Objective: N/A

Housing Program 5.5. Monitor the city's residential districts for housing suitable for rehabilitation or code enforcement.

Responsible Agency: Community Development Department
Timeframe: 1999 and Ongoing
Quantified Objective: N/A

Housing Program 5.6. Amend the zoning ordinance to appropriately regulate height and setbacks on infill sites in residential districts. The City does not intend to impose additional constraints that would add costs to the development of affordable housing.

Responsible Agency: Community Development Department, Planning Commission
Timeframe: 2003-2004
Quantified Objective: N/A

Housing Program 5.7. Preserve neighborhood appearance through the enforcement of City ordinances.

Responsible Agency: Community Development Department
Timeframe: Ongoing
Quantified Objective: N/A

Housing Program 5.8. Establish residential design guidelines that promote massing appropriate for specific districts to help ensure that new housing is compatible with the surrounding neighborhood.

Responsible Agency: Community Development Department
Timeframe: 2003-2004
Quantified Objective: N/A

Housing Program 5.9. Review the Capital Improvement Program (CIP) to determine priorities to maintain the community's older residential neighborhoods. This review will verify that those areas needing improvement are scheduled for funding to address the identified need at a specific time in the future.

Responsible Agencies: Planning Commission, City Council
Timeframe: 1999 and every other year thereafter
Quantified Objective: N/A

Housing Goal 6. Preserve the City's affordable housing stock whenever and wherever feasible.

Housing Policy 6A. Discourage the conversion of older residential units to other uses .

Housing Policy 6B. Ensure that units produced for low - and moderate-income households are made available to those households and maintained as affordable units.

Housing Policy 6C. Prohibit conversion of multifamily rental units to market rate condominiums if such conversions would reduce the number of rental apartments to less than 20 percent of the city's housing stock.

Housing Program 6.1. Prohibit the conversion of assisted housing units to market rate for as long as possible and no less than 30 years after initial occupancy.

Responsible Agencies: Community Development Department, Planning Commission,
City Council

Timeframe: 1996 and Ongoing

Quantified Objective: N/A

Housing Program 6.2. Identify assisted dwelling units at risk of conversion to market rate (including in privately developed neighborhoods such as Sherman Acres, Fair Oaks, and Pleasant Homes), and work with property owners to preserve the units for low-income families.

Responsible Agencies: Community Development Department, Redevelopment Agency

Timeframe: July 2003

Quantified Objective: N/A

Housing Program 6.3. Ensure that occupants of below market rate ownership units meet specified income requirements at time of purchase. This program will augment the City's requirement to preserve affordable units for 30 years by ensuring that only qualified occupants are the beneficiaries of below-market-rate ownership units.

Responsible Agency: Planning Commission

Timeframe: Ongoing

Quantified Objective: N/A

Housing Program 6.4. Require resale and rental controls on below market rate units provided through the inclusionary housing provisions or through public assistance. The City's inclusionary ordinance is a requirement that has been imposed on all residential development since 1996. The regulations are found in Section 35-5.6 (B) of the Municipal Code, Affordable Housing. Based on that Ordinance, the Stubbs Road project, which is under construction on parcel 153-040-029, provided two BMR units on site, and the 100 Hookston project provided the City with funds which the City is in the process of using to purchase two off-site units that will have affordability and resale restrictions. With each resale of an ownership unit, the 30-year affordability provision begins anew.

Responsible Agencies: Community Development Department, Planning Commission,
City Council

Timeframe: 1999 and Ongoing

Quantified Objective: N/A

Housing Program 6.5. Explore a variety of tools for preserving assisted units, including monitoring at-risk units, participating in acquisition of below-market rental units by tenants or non-profits, facilitating refinancing or purchase of developments from owners who file a notice indicating that they intend to opt out of a subsidy agreement, and providing technical and relocation assistance to tenants.

Responsible Agencies: Community Development Department, Redevelopment Agency
 Timeframe: 2002 and Ongoing
 Quantified Objective: 25 Very Low Units

Housing Program 6.6. Enforce existing condominium conversion ordinance. Prohibit further conversions until the threshold percentage of apartments is achieved.

Responsible Agency: Planning Commission
 Timeframe: 1999 and Ongoing
 Quantified Objective: N/A

Housing Program 6.7. Regularly evaluate the proportion of rental apartments in the city to ensure appropriate implementation of the condominium conversion ordinance.

Responsible Agency: Planning Department
 Timeframe: 1999 and Ongoing
 Quantified Objective: N/A

Housing Goal 7. Ensure equal housing opportunities for all.

Housing Policy 7A. Ensure that individuals and families seeking housing in Pleasant Hill are not discriminated against on the basis of age, disability, gender, sexual orientation, family structure, national origin, ethnicity, religion, lawful occupation, or other similar factors.

Housing Program 7.1. Establish a formal agreement with the Housing Alliance of Contra Costa County for referral of discrimination complaints in Pleasant Hill and providing funding to support such a program.

Responsible Agency: Community Development Department
 Timeframe: 2003
 Quantified Objective: \$25,000 per year

Housing Program 7.2. Review the Zoning Ordinance to identify provisions that could pose constraints on the development of housing for persons with disabilities, and amend the ordinance as needed to: accommodate approval of group homes, expedite retrofit efforts to comply with the Americans with Disabilities Act (ADA), require ADA compliance in all new development, and provide adequate flexibility in the development of housing for persons with disabilities. At the same time, the City will review its building codes and processing procedures.

Responsible Agency: Community Development Department
 Timeframe: 2004 and every two years
 Quantified Objective: N/A

Housing Program 7.3. Allow flexibility during the project review process and work with homebuilders to provide living environments usable by all persons, including persons with disabilities, without necessitating future retrofit or specialized design, by providing features such as (but not limited to):

- Entrances to homes without steps;
- Hallways and doors that comfortably accommodate strollers and wheelchairs;
- Lever door handles and doors of the appropriate weight;
- Electrical outlets that can be accessed without having to move furniture;
- Rocker action light switches to aide people with a loss of finger dexterity;
- Showers that can accommodate a wheelchair, and that have adjustable shower heads to accommodate people of different heights; and
- Kitchens with varying counter heights.

When developers apply for multifamily approvals, the City works with them to review ADA and Title 24 compliance and other elements and factors related to livability.

Responsible Agency: Community Development Department
 Timeframe: Ongoing
 Quantified Objective: N/A

Housing Program 7.4. Promptly address complaints of discrimination in the sale, rent, and development of housing in Pleasant Hill. The City maintains a procedure to refer complaints of discrimination to the appropriate authority. Complaints are referred to the Housing Alliance of Contra Costa County, the County Housing Authority, and Conflict Resolution Panels of Contra Costa County. This program is advertised in local newspapers, the City's newsletter, and flyers posted at City Hall, local churches, and real estate offices.

Responsible Agencies: County Housing Alliance, Housing Authority,
 Conflict Resolution Panels
 Timeframe: 1999 and Ongoing
 Quantified Objective: N/A

Housing Program 7.5. Encourage developers to provide amenities for single heads of households, the disabled, and senior citizens. For example, an amenity that would encourage housing opportunities for single heads of households would be the provision of childcare centers. An amenity in a new residential community for the disabled might be walkways to accommodate wheelchair access. And a housing development could promote social interaction among residents of all ages with the addition of a clubhouse or other recreational facility.

Responsible Agency: Planning Commission
 Timeframe: 1999 and Ongoing
 Quantified Objective: N/A

Housing Goal 8. Require energy conserving practices in the maintenance of existing dwellings and in new residential development, additions and remodeling.

Housing Policy 8A. Encourage energy conservation practices for new and existing residential dwellings.

Housing Program 8.1. Enforce the State's Energy Conservation Standards for new residential construction and additions to existing structures.

Responsible Agency: Building Services Division
 Timeframe: 1999 and Ongoing
 Quantified Objective: N/A

Housing Program 8.2. Encourage innovative designs to maximize passive energy efficiency.

Responsible Agency: Architectural Review Commission, Planning Commission
 Timeframe: 1999 and Ongoing
 Quantified Objective: N/A

Housing Program 8.3. Provide information to the public, and support efforts by public utilities, to encourage home conservation practices. Staff is exploring the possibility of coordinating its energy conservation education with California Home Energy Efficiency Rating System (CHEERS), a non-profit home energy rating corporation. CHEERS has approached the City with the idea of starting a pilot program to assess citywide energy usage, and to educate citizens on ways that various types of energy use can be reduced.

Responsible Agency: Community Development Department
 Timeframe: 1999 and Ongoing
 Quantified Objective: N/A

Housing Goal 9. Facilitate public participation in the formulation and review of the City's housing and development policies.

Table H24 shows that the total amount of new units anticipated by the Housing Element programs exceeds the amount required by the Regional Housing Needs Determination (see Table H8) in all categories except Above Moderate, which is expected to be met by private sector development (see Table H22).

Table H24. Quantified Objectives, 1999-2006

Program	Objective	Income Level				Total
		Very Low	Low	Mod.	Above Mod.	
New Construction						
1.6	Residential on Land Zoned for Office		2	28		30
2.1	Small Lots/Attached Units	24		34	40	98
2.2	Manufactured Housing	6				6
2.3	Rezoning		12	99	9	120
3.1	Density Bonus	10	30			40
3.3	Inclusionary	13	25			38
3.5	Funding Leverage		75	75		150
3.12	MCCs			10		10
4.3	Disabled Facilities	6	6			12
4.4	Emergency Shelter	50 beds				
Total New Units		59	150	246	49	504
New Units Needed to meet RHND	[See also Tables 8 and 22]	20	18	131	134	303
Rehabilitation		28	20	17		65
4.5	Transitional Housing	28				28
5.2, 5.3	Loan Assistance		20	17		37
Conservation						
6.5	Preserve Affordability	25				25